

GREEN VALLEY DESERT MEADOWS III, INC., HOA
BOARD MEETING MINUTES **APPROVED**
February 15, 2023 2:30pm Abrego South

Board members present were Bill Mulesky-President, Debra Woolley-Secretary, Tom Marek-Treasurer, and Marsha Eades-Assistant Secretary establishing a quorum.

Including the Board, 16 members were present representing 14 Lots.

The meeting was called to order at 2:34pm by Bill and the Board introduced themselves.

Minutes – Debra read the November 16, 2022 Board meeting minutes. The motion was made, seconded, and unanimously passed to approve the Minutes as read.

Reports – Tom presented the Treasurer’s Report dated September 30, 2022 – December 31, 2022. As of December 31, 2022 the balance in the Checking account was \$21,347.59 and the balance in the Savings account (Legal Reserve) was \$26,880.64. The motion was made, seconded, and unanimously passed to approve the Treasurer’s Report.

Mary Wood, Audit Committee Chair, presented the Annual Audit Report prepared on February 9, 2023. The Audit Committee (Mary, Jeanie Richardson, and Jan Robinson) found that the Financial Statement dated December 31, 2022 accurately reflected the actual financial records for the year and its current status. The motion was made, seconded, and unanimously passed to accept the Audit Report.

Tom presented the 2023 suggested Budget. After discussion, the motion was made, seconded, and unanimously passed to approve the 2023 Budget which would be presented to the membership at the Annual meeting.

Debra presented the Architectural Report that had been prepared by Suzanne Stadler, Architectural Committee Chair. In 2022 there were twelve (12) requests, mostly for repainting with ten (10) completed and two (2) uncompleted at years end. The motion was made, seconded, and unanimously passed to accept the Architectural Report.

John Powell presented the Grounds & Weeds Report. The front yards are well maintained. The alleyways, however, are problematic. John spoke with the Fire Department and was told that the alleyways were not designed to have plants growing in them. They are for utility trucks, emergency vehicles, and as a walkway for residents. Over the years, some residents have planted cacti, bushes, etc. which impedes with the safe flow of vehicles. The Fire Department is concerned that this is a safety issue and could be costly to HOA residents because if a vehicle is damaged (scratched) by the bushes the resident will be billed for vehicle repairs. They also stated that trees/branches in alleyways should be no lower than 16 feet from the ground to

avoid damage to their vehicles. Also at issue is the height of bushes that would prevent the Fire Department from visually seeing a property on fire and having access to it. They also recommended that house addresses be added to the back of all homes that can be easily seen. Eighteen (18) new notices were being sent out, twelve (12) second notices, and one (1) third notice. Eight (8) were due to privacy bushes, six (6) were safety issues, four (4) were tree related. Four (4) previous notices have been resolved.

The motion was made, seconded, and unanimously passed to accept the Grounds & Weeds Report.

Ongoing Business – A CC&R violation letter was sent to a homeowner operating and advertising a welding business out of their garage. The Board will follow up by filing a complaint with the Pima County Department of Environmental Quality which is the agency that investigates code violations. If found to be non-compliant the homeowner can ultimately be fined up to \$10,000 by Pima County.

New Business - Tom spoke to BMO Harris Bank regarding moving some of the Savings (Legal Reserve) funds to a higher yielding CD (4%) since interest rates are on the rise. The interest made on the Savings Account for 2022 was \$2.59. The downside is the 4% CD's would tie the funds up for 13 months with heavy penalty for early withdrawal. The suggestion was made that Tom research some of the other banks to see what terms/rates they were offering before the May Board meeting.

Bill broached the subject of calling 911. He recently called because of witnessing what appeared to be a panhandler and/or potential homeless camp at Continental and I-19. Also, one of our homeowners called 911 to report repeated harassment by a perceived visitor to our neighborhood. The perpetrator was arrested and sentenced to community service. Members are advised to call 911 if they see anything out of the ordinary or feel insecure about a situation and call immediately so the Sheriff's Department can intervene.

There were no questions or input for **Members' Voice**.

There being no further business the motion was made, seconded, and unanimously passed to adjourn the meeting. Bill adjourned the meeting at 3:13pm.

Respectfully Submitted,

Debra Woolley
DMIII HOA Secretary

