

**TOWNHOUSE VI HOMEOWNERS' ASSOCIATION  
REGULAR BOARD MEETING  
Wednesday, March 8, 2023 9:30 am**

*Pending*

**CALL TO ORDER-President-Bill Stephenson**

- The meeting was called to order at 9:30. There were 14 people in attendance including 8 board members.

**ROLL CALL-Jackie Means**

- Board members present: Mark Spence (2024), Bill Stephenson (2025), Sandy Cooney (2026), Patrick O'Leary (2026), Rick Oliveira (2025) Ernie Stelzer (2024), Jerry Deno (2026), Jackie Means (2025).  
Absent: Sharon Gaipman (2024)

**APPROVAL-BOARD MINUTES- January 25, 2023**

- Motion to approve the minutes was made Sandy Cooney and seconded by Ernie Stelzer. The motion was approved by the Board.

**OFFICERS' REPORTS**

- **President -Bill Stephenson**
  - **GVC President's Forum** -Attended Green Valley Council yearly sponsored forum: HOA Management software is available from 4 vetted vendors for a monthly fee. Attorney's Goldschmidt & Shupe offering HOA legal consultation for a retainer of \$600 per year. Both of these items are not recommended at this time. Several HOA's have concerns with trash pickup. Currently we do not.
  - **Resident Concern**- A procedure and form to share a concern regarding something in the HOA with a board member will be available on the website soon.
  - **Alegria Drainage Maintenance** is complete for the year.
  - **Erosion Control**- A demo project was conducted to determine what needs to be done, how long it takes for clean-up and if contact work is necessary to keep sand off the streets during the monsoons. As many as 6 streets could be involved.
    - Seven volunteers worked on 2 separate occasions to repair the runoff ditches west of Opalos.
    - Contracting could cost \$1,900 for a street like Opalos-possibly more than \$10,000 to repair all the ditches or with a landscape company \$30 per hour which might be cheaper but would require with THVI HOA supervision.
    - Additional option is to continue to use volunteers over the next few years to complete the project.
    - There was some discussion but no proposal was made for follow up.
  - **Board Planning Meeting**- April 20, 2023 8:30-10:00 East Center Lounge.
  - **Announcement**-Seeking someone with brick laying knowledge or experience to repair 15-20 bricks on top the Topacios retention wall.
- **Vice President-Ernie Stelzer**
  - Meeting with GVC director or evaluating HOA insurance needs.
- **Secretary-Jackie Means**
  - Reported in the number of houses sold since January: 6 houses sold, 4 have closed, 2 closing are pending. Price range: \$260,000-300,000.
- **Treasurer-Sandy Cooney**
  - **February Financial Statement** - Revenues through February are \$32,163. All homeowner dues have been collected.

- **Expenses through February;** \$23,866 including \$20,000 for the Paving Reserve allocation. That transfer has moved the Paving Reserve back to a positive balance of \$14,374. At this point in the year, we have an increase in net assets of \$8,296. Our general fund balance is \$48,156.
- **Treasury I-Bond** - The medallion signature guarantee was finally received back from BMO Bank on February 21. It was mailed it to the Treasury Services Department the next day. On February 28 an email was received from that department indicating they had received the information and to allow up to 13 weeks for them to review and process the information.
- **2022 Financial Committee Review** - On February 11, Sharon Deno and Steve Chase completed their review of the 2022 financial records and bank statements and found the books to be in order, complete and balanced. Sandy thanked them for their work. The statement will be attached to these minutes in the March 2023 Board Meeting folder .

## COMMITTEE REPORTS

- **Architecture-Mark Spence**

- Committee members: Mark Spence (Chair), Leen Edwards, Dan Schmidt
- The ARC draft lighting guidelines were sent to the THVI Board for review in late January. The guidelines are designed to reflect both local 'dark sky' regulations as well as reducing 'light trespass' (light shining from your property into someone else's home or yard).
- The ARC has received no architectural worksheets to review since the last meeting
- The ARC will be planning a walk-around inspection of the HOA before the end of April.

- A motion to approve the "Exterior Lighting Guidelines" was made by Ernie Stelzer and seconded by Rick Oliveira. It was approved unanimously by the board.

- The Exterior Lighting Guidelines will be added to the website and email to all residents with the minutes.

- **Financial Review Committee-Dan Schmitt**

- No Report

- **Green Valley Council-Dan Schmitt**

- No Report

- **Landscape-Bob Laux Bachand**

- Volunteer work crews have been working on the larger/longer streets and need to focus on remaining streets.
- Removing 2-3 century plant stumps weekly. Many remain to be removed but it is necessary to allow them to dry before removal. The weight of dried stumps is much less costly to transport to the dump.
- Reminder to all residents not to add personal landscape debris to the common area landscape piles.
- Two tree removal requests have been referred to the board. The committee is working on the criteria for the board review process. A special meeting of the board will be scheduled soon to review the appeals. All residents will be informed of the meeting and invited to attend.

- **Nominating-Jackie Means**

- Still looking for volunteers.

- **Roads-Bob Post**

- No report

- **Social-Sharon Gaipman**

- Both the Pizza Party and Chili Cook-Off were successful. Good time was had by all.
- Next Social-**Breakfast for Supper**-is scheduled **for Monday, March 20 from 5-7 at Las Campanas**. Bring your favorite breakfast food! The guest speaker will be GVR's CEO Scott Sommer.... bring your questions!
- **Thirsty Thursdays begin on Thursday, March 16 from 4:00 on...**in the north Los Opalos Cul de Sac. A reminder notice will be sent next week.

- **Welcome Committee-Gill Batterman**
  - New members; Marilyn Oliveira & Marrika Larson
  - A tea was held at Gill's house for half of the block captains to thank them for being willing to serve and discuss their role.
  - All streets have a block captain except the north section of Del Monte past Topacios.
  - A tea was held to welcome a new resident earlier this month. More will be scheduled as the recently sold houses close.
- **UNFINISHED BUSINESS -Bill Stephenson**
  - **Resident Concern, Alegria Drainage Maintenance, Erosion Control, Board Planning Meeting-** Please see all notes under President's Report at the beginning of these meeting minutes.
  - **New Trail-Ernie Stelzer**
    - Met with Shawn Morrison, Pima County Watershed to discuss guidelines for a trail through county land. There will be a follow up meeting for further discussion.
    - Shawneen Schmitt and Ernie are looking for feedback regarding the two social areas with chairs and tables.
  - **Fire Prevention-Jerry Deno**
    - Fire danger is low in THVI.
    - Area near the Continental Vista arroyo seems overgrown but is a protected riparian area and can't be managed or trimmed.
- **RECOGNITION-Bill Stephenson**
  - Gill Batterman-Newsletter
  - Erosion Control Work Crew
    - Mark Batterman, Rick Oliveira, Mark Spence, Dan Bell, Dan Thompson, Bob Laux Bachand, Dan Eyklebosch, Bill Stephenson.
- **NEXT BOARD MEETING-Wednesday, October 18, 2023 @ 9:30 Location TBA**
- **ADJOURNMENT-**A motion to adjourn was made by Jackie Means and seconded by Ernie Stelzer. The motion was passed by the board. Meeting adjourned at 11:00.

**Submitted by**

**Jackie Means Board Secretary**

**March 14, 2023**

**Attached is the March Board Meeting file:**

**Financial Review Statement**

**Exterior Landscape Guidelines**

