

**TOWNHOUSE VI/VIB HOMEOWNERS ASSOCIATION
GREEN VALLEY, AZ
ANNUAL MEMBERS MEETING
ZOOM Meeting
Wednesday, January 12, 2022
Approved**

CALL TO ORDER

President Bill Stephenson called the meeting to order at 9:33 am. The Zoom meeting had 18 participants.

ROLL CALL

Sharon Gaipman –2024	Bill Stephenson-2022
Mark Spence 2024	Sandy Cooney-2023
Jackie Means-2022	Shawneen Schmitt-2023
George Pavey-2022	Dan Thompson-2023
	Ernie Stelzer 2024

APPROVAL OF ANNUAL MEMBER MEETING MINUTES, JANUARY 13, 2021

Motion to approve was made by Ernie Stelzer and seconded by George Pavey. The Board approved the motion.

OFFICERS' REPORTS

President; Bill Stephenson

- Stated the purpose of the Annual Members' Meeting; review past year's major activities, present planned direction for 2022, and review financials of 2021 and budget for 2022, announce board election results.
- **Major Accomplishments:**
 - Completion of Community Documents-CC&Rs
 - Approval of new Architectural Guidelines
 - Approval of Enforcement Policy
 - Repaving of Alegria with cooperation of THIV.
- **Action Items for 2022**
 - Approval of new Financial Policy
 - Develop a Record Retention Policy
 - Introduce a revised website
 - Reseal the roads
 - Improve Alegria drainage
 - Continue to proactively deal with Covid 19 challenges
 - Signage-To be discussed under "Unfinished business"

Vice President; George Pavey

- No report

Treasurer; Sandy Cooney

- Presented the Financial Statements for 2021& Budget 2022
- **December 2021 Financials & Financial Statements**
 - Receipts were higher than expenses resulting in \$3,815 increase in net assets for 2021. This was the result of higher contributions to landscaping and more home sales than anticipated.
 - Expenses were lower than expected in these areas; landscaping because of lower costs of pickup of brush debris, the budget for road signs was deferred to 2022.
 - Expenses were higher in Office Supplies due to the large mailing for the CC&Rs and the packet mailing for the dues notice in December.
 - The Financial Position shows year end operating cash of \$63,171. This balance includes \$ 19, 250 in paid member dues.
 - The Road Paving reserve fund was lower due to the expense of repaving Alegria.

- Overall, 2021 receipts were fairly consistent with those of 2020. Expenses declined by \$8,000 because of lower professional services and landscaping expenses.
- **2022 Budget**
 - The 2022 budget was reviewed and approved by the Board at the December meeting. Annual dues increased for this year from \$320 to \$350.
 - 76 out of 90 households' 2022 dues have been paid. Reminder to members to send in dues before February 1 or a late fee will be assessed.

Secretary; Jackie Means

- 2022 dues mailing which included the new tenant form resulted in 9 tenant forms being returned. So far 71 age declaration forms have been received.
- Suggested we include a self-addressed and stamped envelope in next year's mailing.
- Suggested looking at additional options for paying dues including by credit card.

COMMITTEE CHAIR REPORTS

Architecture-George Pavey

- The committee has finalized updating of architecture guidelines and the member renovation and solar worksheets. These will be available soon.
- Announced the annual survey of homes for compliance with the Architecture Guidelines. The informal survey will include looking problems in areas that include; color compliance, height of trees and overall maintenance of the home.
- The situation with 905 Del Monte has been resolved to a point that meet with the committee's requirements.
- George introduced Mark Spence as the new chairperson of the committee. George will remain on the committee which also includes Dan Schmitt

Social-Shawneen Schmitt

- No new social events are scheduled because of the ongoing concerns with the pandemic.
 - The February 2 social event may be cancelled. A decision will be made by the committee before the end of January.
 - The social committee has several new members Jane O' Leary, Fran Chapman, Sharon Gaipman Janet Woessner, Stephanie Spence.
- Committee continues to work on creating "gathering places" in the common area. Pergolas are deemed to be too expensive for a gathering place. Areas under trees or near walkways are most desirable. Donations of tables, chairs and benches are being requested. Shawneen suggested that donations could be done as memorials.

Landscape-Tim Cooney

- Announced that the landscape crew meeting weekly will begin meeting at 8:00 am instead of 7:30 on Tuesday, January 18. As many as 12 volunteers have been working weekly since October. Additional volunteers are always needed and welcomed. The landscape information signs will be changed to reflect the change in the crew meeting time.
- The priorities for the Landscape crew are the following:
 - Maintain visible common areas including Topacios to Alegria first then move down from Rubies and cover the remainder of the THVI common area.
 - Special projects: maintenance of the area near roads, erosion control, rock project on Alegria.
 - Homeowners' requests for maintenance in common areas near their properties.
- Thanked all volunteers for continued work on landscaping crew.

Roads-Bob Post

- Announced that sealing and patching of the THVI roads will be done in May

Welcome-Gill Batterman

- Committee needs to visit two new homeowners
- Under consideration is whether to distribute THVI community documents to new owners in the welcome visit since they have already received the documents by mail.

- Consideration of the role of block captains...are they needed?
- Leen Edwards has joined the committee.

Nominating-Sandy Cooney

- Election Results
 - 56 ballots were received
 - 54 counted-2 received without signatures
 - No write-in candidates
 - All three candidates were elected unanimously: Bill Stephenson, Rick Oliveira, Jackie Means

Green Valley Council-Jackie Means

- New director takes over this month
- Next meeting- January 20-concerns exist regarding the lack of mask wearing for all in attendance.

UNFINISHED BUSINESS

Web Site-Bill Stephenson

- Thanked Mark Udell for all his work on the existing website.
- New website will be rolled out in the next month.
- A test group will be asked to check for usability and content.

Financial Policy-Sandy Cooney

- Policy has been on the existing website since December.
- Continue to look for volunteers to serve on the financial review committee
- Shawneen Schmitt stated Dan Schmitt is considering volunteering.

A motion was made by Sandy Cooney and seconded by Jackie Means to accept the Financial Policy with minor changes to be made by Sandy. Motion was passed by the board.

Traffic Signs-Dan Thompson

- New signs identified during last month's board meeting will be installed in a month
- Speed limit sign on Alegria on THIV property will be lowered and the tree blocking the sign will be trimmed.
- It was noted that if the new signs do not effectively slow traffic the installation of speed bumps will be reevaluated.

Alegria Edge Protection Project -Bill Stephenson, Dan Thompson, Mark Batterman

- The edge of Alegria needs to be protected with rock. Work is being done along the south side of Alegria from Rubies to the top of the hill. This portion will be completed in January.

Alegria Drainage Repair Project- Bill Stephenson

Met with Pima County Waterway engineer

- Monsoon rains washed out a significant amount of the drainage control along the newly paved Alegria. Plans are being made to do repairs in small section using volunteers to determine the scope of the project.
- After the small section is completed, the decision will be made regarding what can be done in-house or what may need to be contracted to professionals. The cost could be as high as \$10,000.

Book Exchange-Renae Hengel

- Some delays in construction have developed
 - the shelves were too long for box & had to be modified
 - box is built and ready to be installed
- Goal is to get it installed soon & then evaluate the area to place a bench or other seating.

Bulletin Boards-Jackie Means

- No current update

Recognition-Bill Stephenson-

- Recognized and thanked George Pavey for all of his work while serving on the board and his leadership on the Architecture committee.
- Jane Anderson was recognized for turning 100 years old.

- Jackie Means recognized those homeowners who put up the Christmas decorations at the entrance to THVI. Those individuals include Sue Post, Bob Post, Mark Batterman, Bill Stephenson, Don Nicholson. Several positive comments about the decorations were made to some attending the meeting from other HOA homeowners.

Next THVI Board Meeting: January 26, 2022 at 9:30 am. The meeting will be Zoom.

Adjournment A motion to adjourn was made by Sharon Gaipman and seconded by Shawneen Schmitt. The motion was passed by the Board. The annual meeting was adjourned at 10:44 am.

Submitted by
Jackie Means
January 13, 2022