

TOWNHOUSE VI/VIB HOMEOWNERS ASSOCIATION
ANNUAL MEMBERS MEETING
Wednesday, January 15, 2020
East Center Auditorium Green Valley, AZ
Approved 1/13/2021

CALL TO ORDER

President Dan Thompson called the meeting to order at 9:32 am.

ROLL CALL

Board members present: Dan Thompson, Mark Batterman, Donna Coon, Peter Freer, Don Nicholson, Jackie Means, George Pavey, Shari Udell, Bill Stephenson.

APPROVAL OF ANNUAL MEMBER MEETING MINUTES, JANUARY 16, 2019

Motion to approve was made by Don Nicholson and seconded by Shari Udell

OFFICERS' REPORTS

President; Dan Thompson

- Announced a change in the agenda format to accommodate the guest speaker; Carolyn Goldschmidt who was there to discuss and answer questions regarding the updated bylaws and articles of incorporation.
- Stated that he and Mark Batterman were leaving the board and thanked Mark for his service. He also noted that Peter Freer will be staying on the board.
- Thanked all the board members, committee members and volunteers for their service over the last year.

Vice President; Peter Freer

- Chair of the Bylaws committee introduced the speaker Carolyn Goldschmidt, attorney at Goldschmidt & Shupe who updated the HOA's governing documents.

SPEAKER -Carolyn Goldschmidt

- Provided an overview on the need to update both the Articles of Incorporation and the ByLaws.
 - Green Valley is designated as a planned community as its primary governing statute is the Arizona Planned Communities Act
 - The HOA documents have become more important over the years as the AZ legislature has become more involved with HOA administration
 - Stated THVI documents were very outdated as the last update was 1997. Siting two examples, current bylaws allow proxy voting, sets no quorum for members meeting voting both of which are now against the law. New laws also allow board action to be taken at a meeting or outside of a meeting and provide for electronic voting. This new provision of electronic voting is the result of lobbying by GVR.
 - The Planned Communities Act provisions override current Bylaws.
 - Because of increased attention to planned communities by the state legislature, she suggested update to the HOA documents should be done every 3-5 years.
- There was discussion from the members on the rationale for updating and the specific changes made to the documents. Some confusion remains about the need to provide names when using a secret ballot process.

Treasurer; Donna Coon

- Presented the 2020 budget and cash flow analysis for 2019. Income & expenses are calculated at \$30,692.00 with a combined checking and money market account balance of \$86,355.22 as of Dec 31, 2019. Two expenses last year were and attorney fees for bylaws and articles of incorporation rewrite and contacts for issue at 905 Del Monte. The budget was approved by the Board at the December 11, 2019 meeting. As of the meeting date all of the 90 homes had paid their dues..

Secretary; Jackie Means

- Reported that the ballots for the Bylaws & Articles of Incorporation vote will be sent on January 31. The ballot should be mailed by February 21 for counting at the March 11, 2020 board meeting.
- Thanked Brad Whitman for his commitment to posting all the THVI event flyers on the bulletin boards this last year.
- Thanked Donna Coon for all her help over the year and for developing a temporary webpage for THVI documents.

STANDING COMMITTEES**Nominating-Mark Batterman**

- Deferred to "New Business" later on the agenda.

Architecture-George Pavay

- Committee has completed a walkaround of the HOA checking trees, vegetation, views and compliance and maintenance issues.
- There are 4 homes out of compliance with color requirements. These homeowners will receive a letter regarding the specific issue.
- The issues discovered on the walkaround include homes with wood rot on the trim, rusty gates, lack of house numbers near the back gate, trees grown over parapets and back walls and excessive weed growth.
- The committee will be working on updating architecture guidelines for the HOA and guidelines cross over with the landscape guidelines.

Landscape-Don Nicholson

- The new committee is George Nelson, Nora Knox and Brad Whitman.
- The Tuesday landscape crew has 6-12 workers weekly. Only dead vegetation is being removed. Most of the work is clean up.
- The committee is planning to haul the landscaping debris themselves as opposed to contracting removal. They have access to a trailer for hauling and will attempt this in the Spring.
- Several board members expressed concern for their safety taking on this task and ask that they check the HOA insurance coverage for this process.

Audit-Financial Review**Vacant****Roads & Arroyos-Bob Post**

- Reminded the board that paving reserve projections are to be reviewed yearly with the possibility, based on a 2% inflation, that contributions to the fund would require an increase in the paving reserve by 2022.
- Much discussion from the members concerned the update on the stop sign or speed bump at the intersection of Topacios and Placita Topa to slow traffic. The Board awaits input from the committee.
- Some contact has been made with THIV regarding repaving Algreia. THVI cost is about \$54,000 and the \$ are available for repaving in 2021.
- Requests were made by the members to look at providing new street signs as the current ones are faded.
- Another request was to provide "No Outlet" signs on the cul de sac where there is significant turn-around traffic.
- Request to shore up or replace the bulletin boards.

Lighting-Carol Yarborough

- Members are quick to respond when post lights are burned out.
- Too many different bulbs are being used.
- Carol & Bob Post will explore purchasing bulbs in bulk for distribution to all homes in the HOA. The report is scheduled for the Jan 22, 2020 meeting.
- Request by members to look into the south entrance light off of La Canada. It is not working.

Welcome & Orientation-CeCe Thompson

- Demonstrated the packet developed for new homeowners with HOA information included.
- Block captains in place...request that they let CeCe know if someone on their block has no internet access.

Social-Shawnee Schmitt

- Thanked all of the committee members. Thanked Sandy Cooney for doing an inventory of all supplies and Shari Udell for managing the homeowner name tags.
- Met this month & created a list of events for the year. The social events calendar will be placed on the webpage.

Green Valley Council-GVC-Jackie Means

- GVC dues will increase to \$12.00 per household in 2021.
- Highlights of GVC December meeting will be included in January highlights

UNFINISHED BUSINESS

- HOA options for 905 Del Monte-Bill Stephenson
 - Contacts ongoing for a year. Responded to attorney letter but not much if anything has been done to clean up the property.
 - HOA has few options since no "fine" policy is in place in the CC&R's. Will continue to make contact
 - The county has no help to offer.
 - Owner has paid his dues.
- Landscape Design Committee-Bill Stephenson
 - Has completed a vision and mission.
 - Drafts of the "resident request form" and landscape guidelines will be sent to all involved in landscaping for input. Will present for board approval at March 11, 2020 board meeting.

NEW BUSINESS

- 2020 Budget to members-Donna Coon
 - Presented earlier on the agenda
- Elections of Board Members
 - Mark Batterman presented the results of the election. Welcomed new board members Sandy Cooney and Sabbina Nelson and returning board member Peter Freer.
 - Dan thanked Mark for chairing the nominations committee.
- Thank you-- Presentation to Dan Thompson
 - The board presented Dan with a gift in appreciation of his leadership the past three years

ADJOURNMENT

- Motion to adjourn was made by Bill Stephenson and seconded by Donna Coon. Meeting was adjourned at 11:27.

Submitted by
Jackie Means
January 17, 2020