

TOWNHOUSE VI HOMEOWNERS' ASSOCIATION
REGULAR BOARD MEETING
Wednesday, March 10, 2021, 9:30 am
ZOOM Meeting
Pending

CALL TO ORDER-President, Bill Stephenson

- Called the meeting to order at 9:30.
- This meeting was the sixth meeting of THVI members to use the video technology ZOOM. Approximately 15 people were logged in at various times during the meeting with both video and audio. In person or face to face meetings are not recommended because of the COVID19 Pandemic.

ROLL CALL-Secretary, Jackie Means

- Board members present: Mark Spence, Jackie Means, Bill Stephenson, Sandy Cooney, Dan Thompson, George Pavey, Sharon Gaipman, Ernie Stelzer, Shawneen Schmitt

APPROVAL-BOARD MEETING MINUTES-January 24, 2021.-Bill Stephenson

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

MEMBERSHIP VOTE TALLY PROPOSED CC&Rs -Bill Stephenson

- **The updated & revised CC&Rs were passed by the membership as of March 10, 2021.** Bill Stephenson thanked the membership for participating in the voting and for the approval. Also, acknowledged was the work of the CC&Rs committee. The following is the vote tally.
- Number of ballots sent: 90, Number of ballots received: 74-82%, Number affirmative ballots: 66-73.3%, Number ballots against approval: 8-8.8%.

OFFICERS' REPORTS

- **President -Bill Stephenson**
 - Thanked Tim Cooney for volunteering to be the new Landscape committee chair.
 - Thanked Gill Batterman for writing and editing the newsletter again.
- **Vice President-George Pavey**
 - No report at this time
- **Treasurer- Sandy Cooney**
 - Last dues payment for 2021 has been received.
 - Two additional transfer fees of \$200 each from the sale of two houses has been added to the general fund
 - Pronounced the HOA's financials to be in good shape with revenue exceeding expenses by \$9000. The appropriate \$18,000 has been moved to the road fund and checking account balance is just over \$49,000
- **Secretary-Jackie Means**
 - Attended a round table of HOA secretaries sponsored by GVC. Many of the HOAs are having the same issues as THVI. Several are working on new CC&Rs, struggling with the issues of short- term rentals and also standards for HOA document retention. Most have board of directors much smaller than ours and all expressed problems with recruiting new
 - The group is set to get together again in a Zoom meeting next month.

COMMITTEE REPORTS

- **Architecture-George Pavey**
 - Committee has received several requests for changes by homeowners
 - Some changes are being made to the member change request worksheet.
 - The new guidelines need to be approved by the Board. This is an item on the agenda under new business.

- **Social- Shawnee Schmitt**
 - Talked to committee members and decided to cancel the pizza event for next month.
 - Committee agreed that all social events should remain on hold until next fall due to the ongoing concern regarding the pandemic.
 - Requested an email be sent to the HOA members regarding cancelling the Thirsty Thursday event for March 18.
- **Landscape-Bill Stephenson**
 - Has been working on recruiting new members and reorganizing the committee. Committee landscape members now include: Tim Cooney; (Chair), Rick Olivera, Bob Laux Bachand, Nora Knox, Gary Allan. Ernie Steltzer will be the Board liaison until the committee feels established.
 - Committee has 3 common area change requests and is meeting on Friday, March 12 to discuss.
 - Tuesday work crews have about 10 people working most weeks. There has been a request to do the work in the afternoon rather than early in the morning.
- **Welcome- CeCe Thompson**
 - Not available
 - It was reported that Shari Udell has volunteered to fill Cathy Bennett's position as block captain.
- **Nominating-Jackie Means**
 - Committee members are Pat Peissig, Bernie Nicholson, Dan Thompson, Bill Stephenson, Jackie Means
 - Members of the committee assembled on March 5 to count the CC&Rs member ballots.
 - No additional report
- **Green Valley Council-Jackie Means**
 - Weekly letters from the GVC President will continue to be sent to the membership as no monthly rep meetings are scheduled because of the pandemic
 - GVC offices remain closed

UNFINISHED BUSINESS

- **Alegria Repaving Update Bob Post.**
 - Finally, 3 bids were received. Bob & the rep from THIV have decided to accept the bid from Bates Paving for \$48,656-1/2 (THVI portion) of the total cost of paving Alegria.
 - Bob is the designate from THVI on this project. Dan Thompson has also been involved and will have his name on the contract. Dan will be the representative when Bob is unavailable.
 - The paving will begin in late April or early May. The county will begin paving its section in the middle of April.
 - A request for a contingency fund for \$2,500 for unanticipated expenses was asked of the Board as well as authorization to spend the above total for ½ of paving Alegria. The motion for the request was moved by Ernie Stelzer and seconded by Sharon Gaipman. The motion was approved by all board members.
 - A sum of \$7000 was requested to be budgeted for a sealer coat for the new paving in the fall or winter of 2021.
 - Bill Stephenson thanked Bob for all the work he has done on this project.
- **Landscape Committee Rebuild**
 - Please see the comments above under "Committee Reports-Landscape"

NEW BUSINESS

- **Architecture Guideline Revision Acceptance**
 - The guidelines are posted on the gvth6hoa.org website
 - A motion to accept the guidelines revisions was made by George Pavey with a seconded by Dan Thompson. The motion was passed by the board.
- **Enforcement Policy**
 - The new Enforcement Policy is posted on the gvth6hoa.org website.
 - A motion to accept the enforcement policy was made by Ernie Stelzer and seconded by Dan Thompson. The motion to accept was passed by the board.

- **Landscape Guidelines-Additions to Change Request Process**
 - Several changes have been made to the change request process. The additions to the process involve the committee's expanded role in contacting members affected by the change request, the role of the board if a disagreement with between the member(s) and the committee exist and the importance of accepting what may be best for the greater good of the neighborhood and the desert landscape when making a request for change.
 - The change request process is posted on the website gvth6hoa.org. The above new statements references #s 2,3, & 4 in the process.
 - There was discussion by Sharon & Jerry Deno regarding the unfair nature of changing the process while in the middle of working on their request. They stated they would contact Tim Cooney regarding their concerns.
 - A motion to approve the additions to the change request process was made by Sandy Cooney and seconded by Ernie Stelzer. The motion was passed by the board.
- **THVI HOA Improvement Projects Session-Bill Stephenson**
 - Outlined the projects and responsible Board members in the planning session on February 17.
 - The top projects are Financial planning; Sandy Cooney, Document retention; Jackie Means & Mark Spence, Pulse of the HOA; Shawneen Schmitt, Board members roles; Ernie Stelzer and Street Signs; Shari Udell (did the initial investigation).
 - Jackie will contact Shari to determine if she wants to continue working on this as Bob Post will be so involved with the Alegria paving project.

Suggestions:

- Shawneen Schmitt suggested that a note be sent to all members to remember to check on their neighbors especially at this time. Jackie will send out a friendly note.
- Bob Post reminded the Board that the road fun will need an increase.

NEXT MEETING: October 20, 2021 @ 9:30.
Location to be announced

ADJOURNMENT

Mark Spence moved and George Pavey seconded the call for adjournment. Bill Stephenson adjourned the meeting at 10:17

Submitted by
Jackie Means, Secretary
March 12, 2020