

**TOWNHOUSE VI HOMEOWNERS' ASSOCIATION
REGULAR BOARD MEETING**

Wednesday, February 7, 2023 9:30 am

Pending

CALL TO ORDER-President-Bill Stephenson

- The meeting was called to order at 9:30. There were 17 people in attendance including 9 board members.

ROLL CALL-Jackie Means

- All Board members were present: Bill Stephenson (2025), Sandy Cooney (2026 joined by Zoom), Rick Oliveira (2025), Jerry Deno (2026), Jackie Means (2025) Sharon Gaipman (2027). Yvonne Morris (2027), Mark Spence (2027), Patrick O'Leary (2026)

APPROVAL-BOARD MINUTES- December 6, 2023

- Motion to approve the minutes was made by Sharon Gaipman and seconded by Yvonne Morris. The motion was approved by the board.

APPROVAL OF AGENDA

- Motion was made by Yvonne Morris and seconded by Sharon Gaipman to approve the agenda. The motion was approved by the board.

OFFICERS REPORTS

- **President-Bill Stephenson-** Presented the new slate of officers: President, Mark Spence, VP, Bill Stephenson, Treasurer, Sandy Cooney, Secretary, Jackie Means.
 - There are no current violations being considered.
- **Vice President-**No report
- **Treasurer-Sandy Cooney**
 - January activities included: collection of homeowners dues, landscaping costs for brush pile pick ups and tee work, payment of annual Green Valley Council dues, annual fee for the storage unit, and the deposit on the reserve study (paid in December).
 - All but three households have paid their dues. The household have been contacted and payment is expected soon. A home for sale currently will pay dues and a late fee when the house is sold.
- **Secretary-Jackie Means**
 - THVI has had 14 home sales since January 2023.
 - We currently have 9 rentals...2 of which are permanent. If a rental form is completed the renters are added to the data base to receive THVI emails.
 - The house on Del Monte has just sold with a tentative closing of March 6.

COMMITTEE REPORTS

- **Architecture-Mark Spence**
 - John Grahame has joined the ARC, with a special focus on lighting guidelines. John recently moved to THVI and has considerable experience in working with communities on 'dark skies' guidelines compliance and appropriate lighting to minimize 'light trespass". John will be writing a series of articles for the newsletter to educate us all about lighting issues.
 - Committee discussion concerned the complexity of the paint color schemes. Review will take place over the next several months with the goal to propose a more simplified (expanded colors?) set of colors.
 - Current members are Mark Spence, Leen Edwards, Dan Schmitt and John Grahame.
 - The committee is in need of a new chairman as Mark Spence is now the HOA Board President.
- **Finance -Dan Schmitt**
 - Committee has confirmed expenses and receipts and verified bank statements and determined all is in good order.
 - Suggestion was made to buy a computer. Its single use would be a finance program. There was some question about the need for the purchase from the Board. Sandy Cooney, treasurer, is in favor of the purchase. The committee will look into the costs of purchasing a computer and finance program and report back to the board.
 - Eva Hunt has volunteered to be part of the Finance Review Committee.

- **Green Valley Council-Dan Schmitt**
 - Suggested the monthly letter now sent out by GVC is good representation of representative meetings. The newsletters are sent to all THVI HOA residents with an email address on file.
 - Additional information regarding GVC is in THVI newsletters and on the website.
- **Landscaping-Bob Laux Bachand**
 - The landscape crew is poised to “turn the corner” on the work schedule for the current season.
 - Roadside work is finished on Diamantes.
 - Working on HOA’s south border path, working up and down from the cul-de-sac, and heading north on Rubies.
 - Weather permitting, the plan for this week (Feb. 6) was to advance toward Alegria — where some roadside bushes could be trimmed on the west end — and around to the area of the Rubies access road.
 - Currently, discussing a shift to the Del Monte access roads. The Common Area east of the South Del Monte homes has some spots that are particularly overgrown, with vegetation creating road clearance problems. The idea is to advance up from Del Monte, concentrating on interior Common Area cleanup and improvement projects.
 - Senior members of the team are also in favor of removing unsightly dead cactus along the La Canada sidewalk that passersby might construe as THVI neglect. This is a strip of Pima County right-of-way.
 - The Landscape budget will be fully consumed this year.
 - Recently a large, dead Palo Verde was cut down by M&C for \$850. There was some discussion on possibility volunteers with personal equipment could be utilized for larger projects.
 - Still looking for neighborhood volunteers to work on the common area in their neighborhoods
- **Nominating-Jackie Means**
 - Yvonne Morris and Sharon Gaipman have volunteered to be members of the committee.
- **Roads-Bill Stephenson**
 - Jerry Deno volunteered to be the Roads Committee Chair.
 - Seeking new members. If interested, contact Jerry at 203-927-2582.
- **Social-Sharon Gaipman**
 - Thursday, February 8 is Ladies Lunch
 - March Lunch to be determined
 - Thirsty Thursday Scheduled- February 22, March 21
 - Pizza Party in January was successful
 - Thursday, February 15 is the Chili-Off. Participants are requested to name their chili. A reminder email will go out to all. Remember you do not need to bring something to attend.
 - Tuesday, March 26 “Sweet & Savory Pie”- more information to follow.
 - A mini house tour is under discussion by the committee.
 - A note to all residents on So. Zafiros...your temporary block captains are Dan & Shawneen Schmitt at 919 So Zafiros.
- **Welcome-Gill Batterman**
 - Committee met with Jo Anne Jansen last week and will schedule three more visits with newcomers.

UNFINISHED BUSINESS

- **Review enforcement policy-Pat O’Leary, Bill Stephenson, Jerry Deno**
 - Work is in progress on reviewing the enforcement policy.
 - Jerry Deno suggested developing an arbitration board comprised of residents to review complaints. There was pushback on this idea especially regarding privacy issues. Also, some concern was raised regarding creating another level of bureaucracy in resolving disputes.
 - Bill suggested Jerry present a detailed presentation to the board.
- **Landscape Policy-Bob Laux Bachand and Bill Stephenson**
 - Review of the policies is continuing.
- **Insurance-Pat O’Leary, Ernie Stelzer**
 - Continues to be a work in progress for this year.
- **Reserve Study-Bill Stephenson and Sandy Cooney**
 - A deposit has been paid to Capital Reserve Analysts (CRA) for the study. CRA in a recent contact, has said they will begin work this coming week.
- **Spring Town Hall-Bill Stephenson**
 - Bill presented dates for the Town Hall this spring.
 - Subsequently, it has been decided that one town hall a year is sufficient especially in light of the residents’ survey that will be sent sometime in the spring.

- **Residents Survey-Jerry Deno, Linda Bennett, Shawneen Schmitt**
 - This is a work in progress. Suggestions were sent to Jerry and Linda to use an online system for development and compiling results.
 - Sharon Gaipman has volunteered to be on the committee
- **Improve Transparency-Bill Stephenson**
 - This continues to be a work in progress for the Board.
- **Board Meetings-Jerry Deno**
 - Jerry Deno suggested that we need more Board meetings-possibly May or September. There was some discussion as to the reasons. Further discussion was moved to the agenda for the April meeting.
- **Comments**
 - Jerry Deno suggested that the Finance Review Committee working with the Sandy Cooney be involved in the development of the budget.
 - Yvonne Morris agreed to be on the Finance Review Committee.

COMMON AREA MAINTENANCE IMPROVEMENT PROJECTS

The following items need to be prioritized. Some discussion involved costs and the need for volunteers to scope some of the projects. Some prioritizing was completed in the meeting. Handrails, speed bumps and street signs are top priority but need to be reviewed in light of the budget and cost. There is a budget line item of \$1,800 for projects in 2024.

- Erosion Control to keep sand off the roads – To be determined after the reserve study findings because it is an expensive and major project
- Reflectors at the top of Alegria – Costs about \$200 to replace boards with reflectors. Cost should be shared with THIV.
- Replace street signs – Need replacing asap-Cost is high \$1,800-looking for another bid
- Maintain Alegria drainage system – Still needs volunteers for a work bee
- Evaluate speed bumps on Topacios – Cost – with current bid \$3,400. Will include a question for need in the upcoming survey regarding residents' opinion on need
- Handrail/s on the south trail – Current bid \$800 installed-still remains a significant safety issue.
- Gathering Places – Shawneen Schmitt

RECGONITION-Bill Stephenson & All

- Donna Coon-By Sandy Cooney and Jackie Means for all the work she has done on dues collection over the last 2 months.
- Gill Batterman- Bill and All for her work on the newsletters
- Bob Laux Bachand-Bill-All the work on landscaping planning and Jackie Means-for all the work he does for Board meeting preparation regarding landscaping updates and planning.
- Leen Edwards and Dave Merritt for their contribution of table and chairs for a gathering place. Currently, in need of pads for the chairs.

RESIDENT'S TIME

- Janet Woessner and Jane O'Leary suggested using volunteer help to remove trees, if possible, to save on the costs. It was suggested that Janet work with Bob Laux Bachand on this idea.
- Jerry Deno suggested that we need to be aware of what has happened at Country Club Vista I where a house has been purchased and remodeled for an assisted living facility. Sighting more traffic as a concern for this change in residency.

NEXT BOARD MEETING

- Wednesday, April 3, 2024 at East Center Lounge

ADJOURNMENT

- A motion was made by Sharon Gaipman and seconded by Yvonne Morris to adjourn the meeting. The Board approved. The meeting was adjourned at 11:00.

Submitted by
Jackie Means February 11, 2024