

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

Wednesday, October 18, 2023 9:30 am

Pending

CALL TO ORDER-President-Bill Stephenson

- The meeting was called to order at 9:30. There were 22 people in attendance and 6 board members.

ROLL CALL-Jackie Means

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

APPROVAL-BOARD MINUTES- March 8, 2023

- Motion to approve the minutes was made by Sharon Gaipman and seconded by Sandy Cooney. The motion was approved by all six members.

OFFICERS' REPORTS

- **President-Bill Stephenson**
 - The Board has one vacancy the 2024-2027 term. Both Sharon Gaipman and Mark Spence are returning board members running for another term.
- **Vice President-Ernie Stelzer via Bill Stephenson-**
 - Auto Owners Insurance was chosen as the agent for THVI insurance for 2024. However, the company is unable to insure associations older than 25 years. Ernie Stelzer and Pat O'Leary are looking at other options.
- **Treasurer-Sandy Cooney**
 - **September 2023 Financial Statement**
 - Revenues through September are \$35,059, or 4% higher than the budget of \$33,737. Increased home sales resulting in higher transaction fees are the primary reason for the increase.
 - Expenses through September are \$28,779 or 85% of our annual budget. Significant expenses still to come are insurance and additional landscape expenses. It is expected the year will end with expenses close to our annual budget.
 - Total assets at September 30 are \$60,557 including two certificates of deposit of \$10,000 each purchased last spring.
 - **Proposed Budget 2024**
 - The proposed budget for 2024 includes a \$25 increase in dues per household to \$375.
 - This increase is needed to cover expected increases in insurance costs and general inflationary increases across most expense categories.
 - In addition, we have added an expense line for maintenance and improvements to recognize the need for work in several areas including south trail handrails, Alegria barricade replacement, Topacios brick wall repair, drainage improvements and many other items.
 - It is important to start budgeting funds for some of these projects in hopes of avoiding having the Board approve funds for special projects midway through the year.
- **BUDGET ISSUES**
 - A motion was made by Jerry Deno to cut \$10,000 from the road paving funds and place into the landscape budget. This motion was out of order and no seconded took place.
 - Bill Stephenson & Sandy Cooney's commented on the need to proactively provide a reserve

fund for roads.

- Funding for the roads is a fiduciary responsibility of the association and is in line with inflation.
- Funding is set for 40 years out.
- The reserve road fund protects members from a special assessment to fund the roads.
- Comments from resident members in attendance:
 - Cut the road fund line item so the THVI common area looks good
 - Concern regarding the bad shape of the roads and the resealing is not holding up properly. It was done in 2022.
 - Complaints on how the Board is handling all aspects of the budget and HOA operation especially landscaping, and fire protection
 - The Board is complacent in its responsibilities.
 - Fire issues are of concern...excessive low brush in certain areas.
 - HOA needs a reserve study to determine if reserve funding for roads is necessary or adequate
 - Compliments on how the board is handling financials.
 - Residents do not want to pay for tree trimming in the common area as that is thought to be a HOA responsibility.
 - Inform the HOA of the budgeting process.
 - Take no vote on the budget till next meeting.
 - Questions were raised as to the job responsibilities of Donna Coon for the HOA.
- **Results of discussion-**
 - Sandy Cooney will investigate the state requirements for reserve funding
 - The fire standards evaluated by the GV Fire Department and Fire Wise program show low fire risk for THVI. Landscape committee is working to keep brush low near houses.
 - **Jerry Deno made a motion to table budget approval until the December meeting. There was no seconded and the motion failed.**
 - **Sandy Cooney made a motion and seconded by Sharon Gaipman to increase the dues to \$375 and take this out of the budget and vote on the remaining budget in December. Five members of the board approved and 1 was opposed. The motion passed.**
 - Discussion led to the idea of having a Town Hall Meeting as a platform for all members to discuss concerns and issues regarding the operation of the HOA.
 - **Jerry Deno made a motion seconded by Sharon Gaipman to hold a Town Meeting in November to hear residents' concerns. The board unanimously passed the motion.**
 - **Linda Bennett volunteered to be the resident coordinator.**
- **Secretary-Jackie Means**
 - The enforcement process was used this summer to deal with significant violations of THVI CC&Rs.

COMMITTEE REPORTS

- **Architecture- -Bill Stephenson for Mark Spense**
 - Most requests are for painting
- **Finance-Dan Schmitt**
 - No Report
- **Green Valley Council-Dan Schmitt**
 - No Report

- Monthly newsletters from GVC as well as notice of special events are emailed to members.
- **Landscape-Bob Laux Bachand**
 - The volunteer work teams will begin on Tuesday, October 31.
 - Bulk of the work last year was on roads and the south trail. This year's focus will be on the interior of the common areas.
 - A goal is to keep the area groomed but at the same time encourage a desert landscape.
- **Roads-Bill Stephenson for Bob Post**
 - Some concern was raised regarding the road signs that are almost not visible at night.
 - A complaint was stated regarding the lack of chair people attending the meetings.
 - There is a concern regarding the lack of uniform post lamp lighting...many varied colors.
 - Shawneen Schmitt is considering joining the Roads Committee.
- **Social-Sharon Gaipman**
 - **Ladies Lunches** have resumed. The next scheduled lunches are Thursday, November 9 and Thursday, December 14. More information will be forthcoming.
 - **Socials** scheduled are Wednesday, November 15 and Friday, December 8 (Favorite Holiday Dish Potluck). More information to come.
 - **A social scheduled for Tuesday, October 31 will now be used for the Town Hall Meeting at Las Campanas from 4:00-6:00 pm. No food will be served.**
 - No dates for socials are available for 2024, as yet.
- **Welcome-Gill Batterman**
 - There have been 12 home sales this year. The Welcoming Committee will be scheduling additional "meet & greets" with new households.
 - A newsletter for the fall or early winter will include several education reminders about navigating life in THVI.

OLD BUSINESS

- **Enforcement Policy-Jerry Deno**
 - The enforcement policy was reviewed this summer by Jerry Deno & Pat O'Leary. There has been a change in the fine structure.
 - This will be reviewed for approval by the board, at the December meeting.
- **Website Analytics-Bill Stephenson for Donna Coon**
 - More people are using the website. The busiest months are January-March. Time spent on the site varies from over 3 minutes to over 5 minutes.

NEW BUSINES

- **Projects 2024-Bill Stephenson**
 - Erosion prevention will continue. Also, the top of Alegria barrier, fixing the Topacios brick wall, South trail handrail and new road signs.
- **Rental Form Reminder-Jackie Means**
 - A revised rental form will be sent this year with the end of the year dues mailing.
- **Pool Music-Bill Stephenson**
 - **GVR** requested input from HOAs close to GVR pools regarding a change in the pool music policy that would allow music at poolside. We did not participate.
 - **GVR** decided not to change the policy. No music will be allowed poolside.

RECOGNITION-Bill Stephenson

- The following people were recognized for working on HOA projects this summer: Jackie Means, Bob Laux -Bachand, Pat O'Leary, Jerry Deno and Ernie Stelzer.

ADJOURNMENT

- A motion to adjourn the meeting was made by Sharon Gaipman and seconded by Jackie Means. The Board approved. The meeting was adjourned at 11:42

NEXT MEETING- Wednesday, December 6, 2023 9:30 am. This meeting may be Zoom as many members of the Board will not be back in Green Valley.

Submitted by

Jackie Means, THVI Board Secretary

October 21, 2023