

TOWNHOUSE VI HOMEOWNERS' ASSOCIATION
REGULAR BOARD MEETING
Wednesday, October 20, 2021, 9:30 am
ZOOM Meeting
Pending

CALL TO ORDER-President, Bill Stephenson

- Called the meeting to order at 9:35.
- This meeting was the seventh meeting of THVI members to use the video technology ZOOM. Approximately 17 people were logged in at various times during the meeting with both video and audio. In person or face to face meetings are still limited because of the COVID Pandemic.

ROLL CALL-Secretary, Jackie Means

- Board members present: Mark Spence (2024), Jackie Means (2022), Bill Stephenson (2022), Sandy Cooney (2023), Dan Thompson (2023), George Pavey (2022), Sharon Gaipman (2024), Ernie Stelzer (2024), Shawneen Schmitt (2023).

APPROVAL-BOARD MEETING MINUTES-March10, 2021.-Bill Stephenson

- Corrections were made to the pending board minutes
- Motion to approve the minutes was made by Mark Spence and seconded by Ernie Stelzer. The motion was approved by all Board members.

OFFICERS' REPORTS

- **President -Bill Stephenson**
 - Welcomed everyone back to the desert!
 - Highlighted several upcoming seminars sponsored by Green Valley Council (GVC) that will be attended by some board members
 - Presidents' Roundtable-gathering of HOA presidents to discuss relevant topics.
 - Goldschmidt November Seminar-Legal Trends for HOAs
 - Roads Forum-Issues for HOAs with private roads.
 - Announced that a letter will be sent to all residents regarding reminders about items that affect everyone. These include rental properties, changes in parking restrictions and compliance with Arizona Dark Sky ordinances. Also, in the letter will be a call for volunteers for the social committee & landscape committee and crew that meets Tuesday mornings at 7:30 at the shed.
 - Participated in a Goldschmidt seminar recently regarding "Operational Reserves" for HOAs specifically asking the question "how much is required for protection". Advice is to define the HOA level of risk and prepare to have \$10,000-\$30,000 on hand for litigation.
- **Vice President-George Pavey**
 - No report at this time
- **Treasurer- Sandy Cooney**
 - Budget is on track with \$7,588 more revenue than expenses
 - Had 7 home sales so far this year resulting in \$1,400 to revenues.
 - Received late fee charge from overdue dues.
 - Received personal contributions to landscaping of \$1,160.
 - Will not receive much income from interest as the \$ have been spent on the roads.
 - \$45,000 in operating funds.
 - Road fund balance is \$11,014
 - Professional services: a bit higher-registration fee for a board seminar.
 - Board is considering an increase in dues for 2022 for road the fund.
- **Secretary-Jackie Means**
 - Reminded all of 10 digit dialing which begins for this area code & many others on Sunday, October 24, 2021
 - Holiday Bazaar craft show on November 20, 2021---Sponsored by THIV with an invitation to THVI craft vendors. Submit the request to be a vendor by October 30. Additional

information call Jackie 520-393-8240.

- Dues notice with election ballot will go out near the end of November.

COMMITTEE REPORTS

- **Architecture-George Pavey**
 - In March new guidelines were approved by the Board
 - Committee recently met and surveyed the several request by residents for renovations.
 - 905 Del Monte issues are ongoing. Another letter was recently sent indicating if no action is taken to fix the problem, THVI enforcement policies will be initiated.
- **Social- Shawneen Schmitt**
 - Four members of the committee have resigned. There is a great need for volunteers to serve on the committee.
 - The board received a report from the committee in advanced of the Board meeting. There is some concern regarding the available caterers approved by GVR. This may limit THVI's catered dinners for social events.
 - A substantial list of social events has been developed by the committee, however there may be changes.
 - Two "Thirsty Thursday" upcoming events are on the calendar: October 21 & November 18. Both are scheduled from 4-6pm at the north Opalos Cul de Sac.
 - The Monday, December 6 Pizza Party details will be forthcoming.
- **Landscape-Tim Cooney**
 - Committee landscape members now include: Tim Cooney; (Chair), Rick Olivera, Bob Laux Bachand, Gary Allan.
 - Tim thanked Bob Laux Bachand & Rick Oliveira for all the work they did this summer especially given the aftermath of the monsoon.
 - \$3000 remains in the landscaping budget
 - Tuesday work crews will begin on Thursday October 26 at 7:30. Meet at the shed.
 - There was discussion regarding from some resident regarding waiting since last spring for work to be done. Tim will address these ongoing requests.
 - Shawneen Schmitt requested that new plants be placed in areas of greatest erosion from the monsoon rains. Tim & committee will take under advisement.
 - Bill indicated that we may have to bring in contactors to help with the landscaping work this season.
 - An email will be sent announcing the Landscape Crew's start and requesting volunteers.
- **Roads-Dan Thompson**
 - Alegria project was completed in June during the hottest week of the summer.
 - Erosion control needs to be addressed on Alegria.
 - Several streets also have issues with erosion from before the summer storms.
- **Welcome- CeCe Thompson**
 - No report
- **Nominating-Jackie Means**
 - Committee members are Pat Peissig, Bernie Nicholson, Dan Thompson, Bill Stephenson, Jackie Means
 - Members of the committee met October 18 and approved a "general call letter" that was sent as an email that day. Response is requested by October 28.
 - Requested that anyone seek out neighbors who may wish to be on the board
- **Green Valley Council-Jackie Means**
 - The monthly letter was sent in September as GVC has returned to monthly representative meetings
 - Next monthly meeting is October 21, 2021.

UNFINISHED BUSINESS

- **Board Projects Status**
 - Website Optimization-Bill Stephenson

- This is ongoing
- Financial Policy-Sandy Cooney
 - Financial policy has been developed and will be submitted to the board for approval
- Record Retention Policy-Jackie Means
 - Tables have been developed for determining what financial and non-financial documents need to be retained and for what period of time.
 - The padlock on the storage bin has been replaced with a key lock from Abrego storage. Donna Coon, Jackie Means & Sandy Cooney will have the keys to the unit. The keys are available with a checkout form.
- Homeowners' Input on Performance-Shawneen Schmitt
 - Postponed until February 2022
- Board Member's Knowledge of Board Roles-Ernie Stelzer
 - On hold
- **Street Signs & Poles-Dan Thompson**
 - 2 estimates have been obtained. One is from a Tucson company for \$1700 and another from a Texas based company for \$1300. The Tucson company more closely meets requirements for sign composition.
 - Mark suggested that we also include a "welcome to THVI" sign on Alegria and also one that indicates Alegria is a dead- end street.
 - The funds for sealing of Alegria & resealing of THVI street may take priority.
 - Will discuss at a future meeting in 2022.

NEW BUSINESS

- **HOA Dues Evaluation**-will be done in the next month.
- **Rental % of Homes**-Donna Coon & Jackie Means will work on developing a list of homes that are rentals
- **Book Exchange-Renee Hengel**
 - Presented a very detailed project for establishing a "Free Library" stand on Topacios. This would be on common ground. This would be similar to the stand at Desert Meadows Park and in Continental Vistas.
 - A contractor would build and install the project.
 - Renee & other interested residents would maintain the stand
 - The Board decided a designated committee would not be necessary for maintenance but it could be a responsibility of the landscape committee.
 - The total cost would be \$995 and a \$500 contribution has already been made. A email will be sent to all residents seeking contributions for the remainder.
 - All neighbors have been contacted and are in agreement with the project.
 - Contributions will be sent to Sandy Cooney.
 - A motion was requested by Renee in support of the project. A motion of support was made by Mark Spence and seconded by Sharon Gaipman. The motion was passed by the board.
 - Renee will draft a letter seeking contributions from all residents. The secretary will email to the HOA.
- **Social Gathering Area- Shawneen Schmitt**
 - Suggestion was made to create a social gathering area with a bench or table & chairs where those walking or using trail can rest. This might be located near the Free Library.
 - Shawneen and the Social Committee will develop a proposal for the board.
- **Speed Control-Bill Stephenson**
 - Many concerns have been raised regarding speeding on Topacios and Alegria.
 - This is a long-term issue but needs some resolution because of the number of residents of THVI and other neighborhoods walking the streets and roads.
 - There was much discussion regarding the uselessness of stop signs or even speed limit signs mainly because of lack of enforcement when violated.
 - Some agreement of those in attendance was that a speed bump at Topacios and Placita Topa would help slow down the traffic and a speed limit sign Alegria might help.

- Bill & others from the board will be attending a “Roads Forum” next month and will present information at the December meeting.
- **Bulletin Boards -Jackie Means**
 - The bulletin Boards are in rough shape and need to be replaced.
 - There was some discussion regarding the use of the boards and the consensus from the Board was that they should be used for THVI HOA related business only. They are not public bulletin boards.
 - Bill Stephenson and Jackie Means will look into repair or replacement of the boards and report back to the board.

RECOGNITION

- Bill Stephenson thanked Bob Laux -Bachand and Rick Oliveira for all the work they did this summer on landscaping before and after the monsoon.
- Bill also recognized Jackie Means for her work as secretary.
- Mark Udell was thanked for his commitment to updating and changing to the TVI HOA website.

Next Board Meeting: December 8, 2021 Location to be announced

ADJOURNMENT

Shawneen Schmitt moved to adjourn and was seconded by Ernie Stelzer. The meeting was adjourned at 11:37 am.

Submitted by
Jackie Means
October 20, 2021