

Green Valley Fairways Property Owners Association
Green Valley's Oldest and Largest Homeowners Association



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Minutes of the Annual Meeting of the Members

The Annual Meeting of the Members of Green Valley Fairways Property Owners Association was held on Friday, February 7, 2018 at 12:30 P.M. at the East Social Center, 7 S Abrego Drive, Green Valley, Arizona. Present at the meeting were thirty-two (32) memberships represented in person. Election is conducted by mail in ballot only with 161 eligible ballots returned. Helen B Brown represented Stratford Management.

I. Call to Order and Introductions

President, Michael Roth called the meeting to order at 12:30 P.M and the current Board Members introduced themselves to the membership.

II. Reading/Approval of the Minutes of the February 10, 2017 Annual Meeting

The membership waived the reading of the draft minutes of the February 10, 2017 Annual Meeting. A motion was made by Ms. Garino, seconded by Mr. Hickey, and carried to approve the February 10, 2017 Draft Minutes as submitted by Stratford Management.

III. President's Report-Michael Roth

- The Board of Directors recently signed a revised contract with Waste Management that allows homeowners to have either once a week or twice a week trash pick-up. The cost for once a week service is \$13.50 per month and twice a week is \$20.19 per month. This rate will be "frozen" for 15 months with increases of no more than 5% after that.
- There is an issue of under-age residents and is being handled by the Association's legal counsel.

IV. Committee Reports:

- A. ARC-Michael Roth** reported that the Committee meets every two weeks to review all submittals for approval or denial to ensure a quick turnaround. If any modifications are to be done on the exterior of the home or landscaping projects, a request must be submitted and approved prior to work being started. Each Phase has their own representative and the information can be found on the website. The new house colors (names and color swatches) can be found on the website as well as at Ace Hardware. There were 133 submittals in 2017 with 74 projects being completed. The Committee is currently looking for a representative for Fairways 1.
- B. Social-Becky Garino:** The January potluck was very successful. The next potluck has been scheduled for March 16, 2018 at the Las Campanas Center.
- C. Deed Adherence-Helen B Brown:** Ms. Brown told those present that community inspections are performed once a month with herself and one or two Board Members. Ms. Brown also noted that the number of non-compliance issues has decreased over the last year.

V. Treasurer’s Report-Mike Hickey

Account balances as of December 31, 2017 are:

Operating Account:	\$ 44,010.64
Reserve Account:	\$ 9,846.65
CD’s:	\$ 21,983.28
Median Planting Fund	\$ 651.94
Total Equity:	\$ 62,177.01

VI. Guest Speaker-Joe Soto, Construction Supervisor for Southwest Gas, addressed the membership regarding the Customer-Owned Yard Line (COYL) Relocation Program. This program relocates the gas meter from its present location to within three feet of a structure at no cost to the homeowner.

VII. Election of Directors

Ms. Garino announced the results of the 2018 Election: Darcy Adshead and Sophia Schild were elected to serve on the Board of Directors for their first terms and Michael Roth was re-elected.

IX. Open Form

- ✓ A homeowner encouraged that the Board Members attend the potlucks and introduce themselves to the homeowners who are in attendance.
- ✓ A homeowner suggested that the Association establish a Facebook Page.
- ✓ Agendas are not detailed enough.
- ✓ Meeting boards are an effective way to announce meetings and social events.
- ✓ A homeowner thanked the Board for their service and for them being proactive.

X. Adjournment

With no further business before the Membership, a motion was made, seconded, and unanimously carried to adjourn the meeting at 2:22 P.M.

Respectfully submitted,

Helen B Brown

Helen B Brown

Director of Management Services, Stratford Management

For the Board of Directors, Green Valley Fairways Property Owners Association