

GV Fairways BOD meeting October 27, 2010

Present: Susan Ford, Len Defendorf, Jan Lorimer, Don McSurdy, Ralph Potteiger, Bill Knowles, Chuck Johnson

Absent: Sue Jones

Guests: Jim Ellis, Sybil C Adams, Bud and Jean Stanley, Fred Sexton

The meeting was opened by President Len Defendorf at 9:30 am at the First American Title meeting room.

Minutes: Jan moved and Ralph seconded a motion to accept the minutes. Motion passed unanimously.

Meeting agenda: Ralph moved and Carol seconded a motion to approve the agenda for today. Motion passed unanimously.

Architectural Report: 3 requests received and all approved. Solar panel location was approved after modification. Carol moved and Len seconded a motion to approve the architectural report. Motion passed unanimously.

Financial Report: Len handed out the monthly report for Joyce. Jan moved and Carol seconded a motion to accept the report. Motion passed unanimously.

Old business: Jan explained why the first page of the CC & Rs was changed to the 2000 wording for simplicity. Ralph moved and Chuck seconded a motion to accept the short version of the first page of the CC & Rs. Motion passed unanimously.

Other changes voted on were: 1 b If a property owner commits a breach of the CC&Rs, he/she will be notified by GVFP OA in writing. The letter will include: which CC&R has been violated, the date of the violation, the first and last name of the witness, the process the member must follow to contest the notice, i.e. either attend the next BOD meeting to show cause why he/she should not be penalized, or send written testimony for the same purpose to the Board. c. The Board will, at that time, vote on the issue. If the owner is found in violation, he/she will be sent by mail a notice setting forth the amount of the fine. g. All fines for violations against any or all of these CC&Rs shall be determined by the Board of Directors.....Late fees will be charged in accordance to the Arizona Revised Statutes, Chapter 16: Arizona Planned Communities Act.....Each owner must provide GVFP OA of the owner's change of address within 30 days.....Solar panels may be installed, but their placement must have prior approval of the Architectural Committee, subject to the provisions of the Arizona Revised Statutes: Chapter 16, Arizona Planned Communities Act.....VIII Misc d. Add Open House signs.....Chuck moved and Susan seconded a motion to accept these changes to the CC & R working document. The motion passed unanimously.

A discussion followed regarding the parking of vehicles next to the paved driveway. Ralph wanted a distinction between parking and storing a vehicle and was against storing vehicles along the side of the driveway. After expressing his desire to see the additional parking area paved, Bill made a motion to remove the solid surface requirement for the additional parking next to the driveway and to also remove the need for BOD approval. The motion was seconded by Susan. Motion passed unanimously.

Jan said the CC & Rs would be mailed in January. Residents can send back their ballots or

bring them to the Annual meeting to vote after a question and answer period. Chuck and Bill asked that the completed document be sent to the Board. Final voting by the Board will be at the Nov 24th meeting.

Len asked about the GVCCC vote. Carol said it would be included with the BOD ballot. Ralph will write the con and Chuck will write the pro to be included with the ballot. (Note: please send these statements to the Secretary by Dec 1st)

Len said we have a CD coming due on November 10th. He will contact Sue.

New Business: Tanis's bill is \$1575. Susan and Ralph said we need to pay this bill. Jan said she has the name of another Attorney. Susan and Jan said it is time to look for a new Attorney. Carol asked Chuck to ask the HOAs he contacts the name of their Attorneys.

Carol said Joyce will need to include a long list of required information when she sends potential home buyers the CC&Rs. This is required by the Arizona Planned Communities Act. Len and Carol will meet with Joyce.

Len said he had received a request from a solar installer to address the Board. Bill felt it was not appropriate. Carol agreed. Bill moved and Carol seconded a motion to refuse the request. Motion passed unanimously.

Fred Sexton spoke against re-joining GVCCC and praised Jim Ellis for the job he is doing. Jan moved and Carol seconded a motion to adjourn. Motion passed unanimously. Meeting adjourned at 10:45 am.

Carol Kay, Secretary.