

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



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MINUTES OF THE BOARD OF DIRECTORS

Date: Tuesday, November 27, 2018
Time: 11:00 AM.
Place: Friends in Deed, 301 W. Camino Casa Verde, Green Valley, AZ

Roll Call: **Directors Present:** Michael Roth, Richard Sink, Sophia Schild, Mike Hickey, Stephen Long, Helen Mullaly, and Darcy Adshead
Directors Absent: None
Stratford Management: Helen B Brown
Homeowners: Sixteen (16)

I. Call to Order

The meeting was called to order at 11:00 AM.

II. Approval of the Minutes of the October 23, 2018 Board of Directors Meeting

A motion was made by Ms. Adshead, seconded by Mr. Hickey, and carried to approve the draft minutes of the October 23, 2018 Board of Directors Meeting as submitted.

III. Committee Reports

- A. Deed Adherence:** Ms. Brown told the Board that the inspection for October was conducted on October 30, 2018. There were five on-going fines; eight "Invitations to Hearings" and forty-four Friendly Reminders.
- B. Architectural Review:** Since September to date there have been eleven submittals with ten being approved and one pending.
- C. Social Committee:** Ms. Adshead told those present that a potluck will be scheduled for some time in May 2019.

IV. Management Report

Ms. Brown reviewed the manager's report, a copy of which is on file at Stratford Management.

- ✓ The 2019 Annual Meeting has been scheduled for February 8, 2019. First Notice, along with request for self-nomination letters were mailed to all homeowners with a return date of December 1, 2018. As of November 19th, Stratford Management is in receipt of one application. As a reminder, there are two terms that are expiring.

V. Treasurer's Report

As of October 31, 2018, there was \$42,568.32 in the Operating Account; \$684.24 in the Median Planting Fund and \$9,863.76 in the Cash Reserve Account. There is a total of \$42,019.58 in Certificates of Deposit.

Total expenses for the year ending October 31, 2018 total \$20,919.32 which is \$3,335.68 under budget expectations and total income for the same period is \$39,562.71 which is \$8,734.71 more than budget expectations.

VI. Old Business

There was no Old Business before the Board at the November 27, 2018 Board of Directors Meeting.

VII. New Business

A. Deed Adherence Letters: The Board reviewed the draft deed adherence letters; discussion ensued.

B. Motion to Cancel December 25, 2018 Board Meeting: A motion was made by Mr. Hickey, seconded by Mr. Sink, and carried to cancel the December 25, 2018 Board of Directors Meeting.

VIII. Open Forum/Q&A for Stratford Management

- A homeowner inquired as to what the procedures are for community inspections.
- A homeowner made note that trees in his neighbor's yard is blocking his view.

IX. Adjournment

With no further business before the Board, the meeting was adjourned at 12:10 P.M.

Respectfully submitted,

Helen B. Brown

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Director of Management Services/Community Manager-Stratford Management

For the Green Valley Fairways Property Owners Association