

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



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Online at www.gvfairways.com and www.stratfordmanagement.org

MINUTES OF THE BOARD OF DIRECTORS

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

Roll Call: **Directors Present:** Michael Roth, Becky Garino, Richard Sink, Stephen Long, Mike Hickey, Helen Mullaly, and Darcy Adshead
Directors Absent: Ronda Lewis and Sophia Schild
Stratford Management: Helen B Brown
Homeowners: Twenty-Two (22)
Guest: J D Rupp, Pima County Sheriff's Department

I. Call to Order

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

II. Approval of the Minutes of the February 27, 2018 Board of Directors Meeting

A motion was made by Mr. Hickey, seconded by Mr. Sink, and carried to approve the draft minutes of the February 27, 2018 Board of Directors Meeting as submitted.

III. Guest Speaker

Detective J D Rupp, Pima County Sheriff's Department, addressed those present, regarding the illegal activity at a property within Green Valley Fairways. Detective Rupp encouraged all homeowners who continue to notice any unusual behavior at the property to call 9-1-1.

IV. Committee Reports

A. Deed Adherence: Ms. Brown told the Board that the inspection of February 22, 2018 resulted in 13 First Notices, 1 Invitation to Hearing (for March 27th), and 3 On-Going Fines.

B. Architectural Review: There was no report.

C. Social Committee: Ms. Garino said there were approximately 30 attendees at the March 16, 2018 pot luck. The next pot luck is being planned for October.

V. Management Report

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

- The Lights on Committee conducted their first inspection of the community the weekend of March 10th which resulted in 128 properties that did not have their lights on after dark. A "specialized letter" was created for mailing to those homeowners whose exterior lights were not on.
- The ARC Submittal form listing the new ARC members has been added to the New Homeowner Welcome Packets and are available for pick-up by the Welcome Committee Members.

VI. Treasurer's Report

As of February 28, 2018, there was \$44,004.47 in the Operating Account; \$652.00 in the Median Planting Fund and \$9,849.03 in the Cash Reserve Account. There is a total of \$21,983.28 in Certificates of Deposit. Total expenses for the month were \$1,746.92 over budget with legal expenses, postage and printing being over budget.

VII. Old Business

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

VIII. New Business

- A. Signage:** Discussion ensued regarding the signage to state "Age Restricted Community" to be placed on the three park benches located at Fairways #1, Fairways #2 and Fairways #3. A motion was made by Ms. Garino, seconded by Ms. Adshead, and carried (6/1) to approve the cost not to exceed \$200 for the signs.
- B. Sandwich Board Meeting Signs:** Discussion ensued regarding the difficulty in homeowners reading the meeting notice signs placed in the medians along Abrego. Ms. Adshead presented samples of new signage for the Board's review. A motion was made by Ms. Garino, seconded by Mr. Hickey, and unanimously carried to have six new signs printed at a cost not to exceed \$350.

IX. Open Forum/Q&A for Stratford Management

- A homeowner does not have a computer and asked how they could get notices of meetings.
- A homeowner addressed the Board and presented a letter that she would like to be added into the formal record of the March 27, 2018 Board of Directors Meeting (refer to Attachment A).

X. Adjournment

With no further business before the Board, the meeting was adjourned at 12:20 P.M.

Respectfully submitted,

Helen B. Brown

Helen B. Brown

Director of Management Services/Community Manager-Stratford Management

For the Green Valley Fairways Property Owners Association

ATTACHMENT A

Mr. Mike Roth,

I am sending you this e-mail because of a couple of occasions that I feel should be addressed. One I was present for, the other I was not there but involved my husband.

The first occasion was a HOA meeting I attended and it primarily dealt with the occupants at 101 E El Limon and the rash of robberies in our area. I'm sure you know what meeting I am talking about. I had worked in administration for over 15 years. To put it lightly, I was appalled at what I witnessed that day. At the very beginning you made it clear that the meeting was to end at 11:50 and no later because the room was booked for another reason and the association had to pay for the use of the room. Many of us found out later that there was nothing going on in that room after our meeting and the fee asked for is actually a small donation that the 'Friends Indeed' ask, for use of the room. Perhaps you knew why so many people were in attendance that day and wanted to make the meeting as short as possible. Maybe you were having a bad day, but the way you conducted that meeting and your treatment of some of the people there is inexcusable. People had legitimate questions and issues and you responded by shouting, pounding your gavel, and ridicule.

The second occasion occurred on March 10th. My husband who is a long-haul trucker, had called to tell me he was making a stop in GV and spending the night. He was only in the tractor part of his truck which means he wasn't pulling a trailer. He pulled in front of the house so he could unload his overnight bag. He had just stepped out of his truck and was saying hi to the neighbor across the street when you came flying around the corner and stopped in front of the neighbor's house. You actually came charging at my husband shouting. At this point my husband had no idea who you were, he only saw this guy running at him yelling. He was ready to defend himself, that is how threatening you were. You continued to shout at him that he had better get his truck moved or you were going to have it towed. You even threatened to call my husband's trucking company to have him fired. My husband asked at one point if you were so eager to get his truck moved what then were you doing about the people in the corner house (**address redacted**). Your response was that the guy living there was 53. Well, need I go on. There were more exchanges of words and if you like I can get a written statement from the neighbor who was standing there and witnessed this whole event. Now I can think of a dozens different ways that you could have approached this issue. You chose aggression. Don't you realize how this reflects on the fairways board as a whole?

Your attitude and behavior on both of these occasions is a perfect example of what a bully is. You are using your position of power to stroke your own ego. You have lied to the people you represent (and I don't say that out of spite, there is proof). You choose to address lesser issues rather than those that are more important to the people living here. At this point I will bring up the concern of the house at (**address redacted**)

Maybe you have heard what happened yesterday. The house was raided by the police and 3 people were arrested on various drug charges. One of which is (name redacted) whom we have been after the Board for months to do something about. I spoke with the detective and he said that there is still a young man and woman living there caring for the dogs. I will also mention here that there didn't seem to be anyone by the name of (**name redacted**) living there or anyone in fact near the age of this person. Now we are back to square one. What is going to be done about this. They are under age, drug activity is known to have taken place, along with robberies that took place earlier last year. Is something going to be done or will this be swept under the carpet again. People in this neighborhood are getting fed up with your non-action and your inability to deal properly with our concerns. We all make mistakes and poor choices in

our lives. Most people learn from their mistakes and learn to make better choices. Or at least think out the consequences of their actions before acting on them. I realize that you have about another year left in your position, but can only hope as we all do that you will approach the problems and concerns of our neighborhood in a more civilized manner or if that is not possible then to step down from your position as president.

As you can see I have sent this to all board members and Helen because I feel they need to know how you have handled these situations and how people are being treated. And maybe help you realize that creating conflict is not a solution to anything.

As to me meeting your husband, I walked up him and presented him with my business card showing that I am the HOA president and I stated I was the president. As to his truck the HOA sent you a letter last Christmas to inform you that you can not park a semi tractor truck in the HOA. Commercial trucks are not allowed in the HOA. I never charged at your husband. If your husband has complaint about me he should address it himself not as secondhand comments by you.

As for my actions at the meeting I have done nothing wrong. If you want your letter to the board entered into the record then you must appear in person at the next meeting and present it to the board.

Michael Roth
HOA President