

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



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APPROVED MINUTES OF THE BOARD OF DIRECTORS

Date: Tuesday, April 24, 2018
Time: 11:00 AM.
Place: Friends in Deed, 301 W. Camino Casa Verde, Green Valley, AZ

Roll Call: **Directors Present:** Michael Roth, Ronda Lewis, Richard Sink, Stephen Long, Mike Hickey, Helen Mullaly, and Darcy Adshead
Directors Absent: Becky Garino and Sophia Schild
Stratford Management: Helen B Brown
Homeowners: Fifteen (15)
Guests: Zoe Brennagh, Neighborhood Watch
Michael Shupe, Goldschmidt/Shupe PLLC

I. Call to Order

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

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

A motion was made by Ms. Adshead, seconded by Mr. Long, and carried to approve the draft minutes of the March 27, 2018 Board of Directors Meeting as submitted.

III. Guest Speakers

- A. Neighborhood Watch** representative, Zoe Brennagh, spoke to those present stating the Neighborhood Watch Program is a crime prevention program, not law enforcement. She strongly recommends that homeowners recognize suspicious activity and to call 9-1-1.
- B. Michael Shupe:** Association's legal counsel, Michael Shupe, addressed those present regarding Age Compliance Communities. It was noted that the Age Compliance Guidelines are both found in the Association's CC&Rs as well as Federal Law and pointed out that Age Compliance Communities are an exception to the Fair Housing Act. He also noted that to be in compliance with an age restricted community, at least one occupant of a residence must be 55 years of age or older and no one under the age of 18 can be a permanent resident, which is classified as anyone who lives in a residence for more than thirty days.

IV. Committee Reports

- A. Deed Adherence:** Ms. Brown told the Board that the inspection of March 29, 2018 resulted in 8 first notices; 1 invitation to hearing; 1 on-going fine and 10 thank you letters.
- B. Architectural Review:** ARC Committee continues to meet every other week.
- C. Social Committee:** Ms. Garino was not present at the April 24, 2018 Board of Directors Meeting.

V. Management Report

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

- The state and federal tax returns have been filed.
- The annual Arizona Commission Report has been signed by the Board President and filed.

VI. Treasurer's Report

As of March 31, 2018, there was \$62,157.84 in the Operating Account; \$652.03 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 \$959.27 over budget with legal expenses, postage and printing being over budget.

VII. Old Business

A. Signage at Park Benches Update: Mr. Sink told the Board that the signs have been made and will be installed at the three park benches by himself and Mr. Hickey on April 25, 2018.

B. A Frame Board Meeting Signs Update: Ms. Adshead made note that the new larger print signs are now in place on the A-frames.

VIII. New Business

A. Newsletter: The Board reviewed the draft newsletter as submitted by Stratford Management. The newsletter will be sent via email and by regular mail to those members who do not have email. Going forward, President, Michael Roth will be publishing a quarterly newsletter.

IX. Open Forum/Q&A for Stratford Management

- A homeowner said that there are utility cables laying across some alleys.
- A homeowner asked if it was mandatory to use the containers provided by Waste Management and if all the trash bags need to be placed inside the container for pick up.

X. Adjournment

With no further business before the Board, the meeting was adjourned at 12:45 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