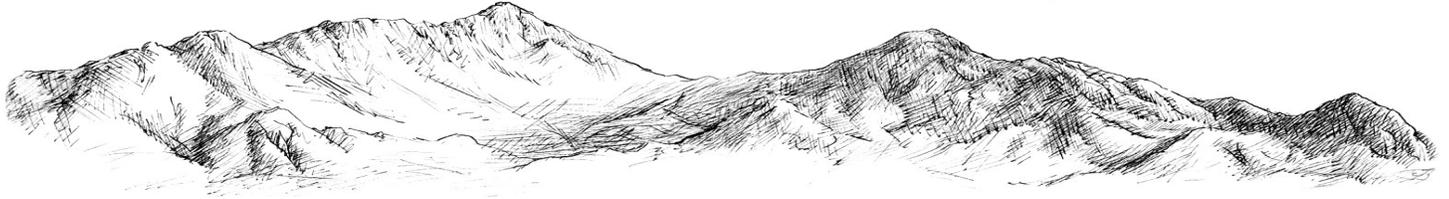


Green Valley Fairways Property Owners Association
Green Valley's Oldest and Largest Homeowners Association



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MINUTES OF THE BOARD OF DIRECTORS

Date: Tuesday, October 22, 2019
Time: 11:00 AM.
Place: Friends in Deed, 301 W. Camino Casa Verde, Green Valley, AZ

Roll Call: **Directors Present:** Darcy Adshead, Sophia Schild, Richard Sink, Patricia Dent, Judith Ramseyer, Timothy Styborski, Bob Stenz, Mike Hickey and Stephen Long
Directors Absent: None
Stratford Management: Helen B Brown
Homeowners: Nine (9)

I. Call to Order

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

II. Approval of the Minutes of the September 24, 2019 Board of Directors Meeting

A motion was made by Mr. Hickey, seconded by Mr. Styborski, and carried to approve the draft minutes of the September 24, 2019 Board of Directors Meeting as submitted.

III. Committee Reports

- A. Deed Adherence:** Ms. Brown reported to the Board that the last inspection was conducted on October 1, 2019. There were fifty-two properties cited: one (1) ongoing fine (\$100) assessed and eleven (11) Invitations to hearings and forty (4) Friendly Reminders.
- B. Architectural Review:** Committee Chair, Mike Hickey, reported that there have been one hundred and eighteen (118) requests year to date through October 21, 2019. A homeowner has volunteered to serve on the Committee as the Fairways 3 representative-Rick Adshead. The Committee is currently seeking a volunteer to represent Fairways 1.
- C. Social Committee:** Ms. Adshead, currently serves as the Social Committee Chair and is requesting volunteers as she would like to step down.

IV. Management Report

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

- ✓ Thank you for to Board Members Tim Styborski and Mike Hickey for submitting articles for the newsletter. The newsletter should be available for distribution by the end of October.

V. Treasurer's Report

As of September 30, 2019, there was \$61,253.29 in the Operating Account; \$684.54 in the Median Planting Fund and \$9,899.92 in the Cash Reserve Account. There is a total of \$42,600.77 in Certificates of Deposit. Total assets equal \$114,438.55.

Total income for the year through September 30th was \$37,210.28 which is \$6,399.78 more than budget expectations.

Total expenses for the year through September 30th were \$15,716.17 which is \$5,841.83 less than budget.

VI. President's Report

President Darcy Adshead thanked Vice President, Patricia Dent for running the September 2019 Board of Directors Meeting in her absence. As a reminder, volunteers are always welcomed to serve on any of the committees.

VII. Old Business

A. Architectural Guidelines Review from Attorney: Mr. Hickey told those present that the Board and homeowner volunteers had worked over the summer creating firm guidelines for the Architectural Committee (current and future) to follow. Upon completion of the draft guidelines, they were provided to the Association's legal council for his review. Upon receipt of the written review from legal counsel, the recommended changes were incorporated into the draft guidelines. Discussion ensued. Final approval was tabled until the November 26, 2019 Board of Directors meeting pending rewording of 3.11 and 3.12.

VIII. New Business

A. 2020 Draft Budget: A motion was made by Mr. Styborski, seconded by Mr. Stenz, and carried to approve the 2020 draft budget as submitted by Stratford Management.

B. Median Green Committee-Bob Stenz: Mr. Stenz and been working with Susanne Blodget and Jeri Aiello of Median Green, a non-profit organization, for beautification of the remaining medians along Abrego that run through the Green Valley Fairways community; two of the medians have already been replanted. The Median Planting Committee is asking for \$10,000 to complete the remaining medians. Discussion ensued.

IX. Open Forum/Q&A for Stratford Management

- Ms. Larkin, homeowner and realtor, reported that forty-three homes were listed in MLS and sold and two were "sold by owner." The average sale price of \$156,000 reflects a 7% increase; sale of homes leveled off in July, however, have started to increase due to the winter residents returned.
- A homeowner made note that a tree in their neighbor's yard is dying and is concerned about potential damage to his property.
- A homeowner addressed the Board regarding the solar parking structures that were erected by GVR at the East Center that has impacted his view and inquired as to the responsibility of the Board as he was led to believe that GVR had contacted the former Board President in regard to this prior to the parking structure being built.
- A homeowner said that sheds should be installed adjacent to properties.
- A homeowner said that his neighbor has two large dogs that have broken windows of the house.

X. Adjournment

With no further business before the Board, the meeting was adjourned at 12:30 PM.

Respectfully submitted,

Helen B. Brown

Helen B. Brown, CMCA

Director of Management Services/Community Manager-Stratford Management

For the Green Valley Fairways Property Owners Association