

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



Post Office Box 37020 ▪ Tucson, Arizona 85704 ▪ Phone: 520-822-8064 ▪ Fax: 520-742-3053

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

email at: greenvalleyfairways@stratfordmanagement.org

MINUTES OF THE BOARD OF DIRECTORS

Date: Tuesday, November 26, 2019
Time: 11:00 AM.
Place: Friends in Deed, 301 W. Camino Casa Verde, Green Valley, AZ

Roll Call: **Directors Present:** Darcy Adshead, Richard Sink, Patricia Dent, Judith Ramseyer, Bob Stenz, and Mike Hickey
Directors Absent: Sophia Schild, Timothy Styborski and Stephen Long
Stratford Management: Helen B Brown
Homeowners: Eight (8)

I. Call to Order

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

II. Approval of the Minutes of the October 22, 2019 Board of Directors Meeting

A motion was made by Mr. Hickey, seconded by Mr. Sink, and carried to approve the draft minutes of the October 22, 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 31, 2019. There were twenty-two (22) properties cited: five (5) ongoing fines (\$100) assessed; two (2) Invitations to hearings and fifteen (15) Friendly Reminders.

B. Architectural Review: Committee Chair, Mike Hickey, reported that there have been one hundred and one (101) requests year to date through November 18, 2019. A homeowner has volunteered to serve on the Committee as the Fairways 1 representative-Gabi Accatino.

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.

V. Treasurer's Report

As of October 31, 2019, there was \$60,600.80 in the Operating Account; \$684.60 in the Median Planting Fund and \$9,903.28 in the Cash Reserve Account. There is a total of \$42,643.97 in Certificates of Deposit. Total assets equal \$113,832.65.

Total income for the year through October 31st was \$37,864.43 which is \$7,036.43 more than budget expectations.

Total expenses for the year through October 31st were \$17,101.22 which is \$6,728.78 less than budget.

VI. President's Report

The Board continues to work on the ARC Guidelines. The Annual Meeting is scheduled for February 6, 2020 at the East Center. Registration starts at Noon and the meeting will start at 12:30 PM.

VII. Old Business

- A. Approval of Architectural Guidelines:** A motion was made by Mr. Hickey, seconded by Mr. Stenz and carried to approve the draft Architectural Guidelines.
- B. Median Greens:** A motion was made by Mr. Stenz, seconded by Mr. Sink and carried to approve the transfer of \$10,000 from the Operating Account to the Median Planting Fund Account to be used for the cost of landscape improvements to seven medians on Abrego.

VIII. New Business

- A. Pima County Road Repairs:** Ms. Adshead told those present that she attended a Pima County Roads meeting sponsored by the Green Valley Council. At that meeting it was announced the Pima County Department of Transportation has approved road repairs (milling and resurfacing) of the streets in Green Valley 3. This is expected to be completed by the end of June 2020. It was also stated that Green Valley 2 street repairs are in the planning stages.
- B. 2020 Annual Meeting:** Ms. Adshead has volunteered to serve as the Nominating Committee Chair. Discussion ensued regarding the required number of board members. Ms. Brown made note that per Article IV, Section 4.2 that the Board shall consist of not fewer than five (5) or more than nine (9) Directors and provided there is an odd number of Directors on the Board. The Board requested that Stratford Management contact Supervisor Steve Christy's office to inquire as to his availability to speak at the Annual Meeting.
- C. December 24, 2019 Meeting:** A motion was made by Mr. Hickey, seconded by Ms. Dent and carried to cancel the December 24, 2019 Board of Directors Meeting.
- D. 2020 Meeting Requests:** Ms. Adshead noted that the 2020 meeting requests have been accepted by Friends in Deed.
- E. Donation to Friends in Deed:** A motion was made by Mr. Hickey, seconded by Ms. Dent and carried to approve a donation in the amount of \$365 to Friends in Deed.

IX. Open Forum/Q&A for Stratford Management

- Ms. Larkin, homeowner and realtor, reported that forty-three homes listed in MLS have sold year to date; there are 300 active listings in Sahuarita and Green Valley. The average close price is \$153,200
- A homeowner inquired as to who takes care of the alleys behind the homes.

X. Adjournment

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