

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

Roll Call: **Directors Present:** Richard Sink, Sophia Schild, Mike Hickey Helen Mullaly, Darcy Adshead, Michael Roth, Judith Ramseyer, Patricia Dent, and Timothy Styborski
Directors Absent: None
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 January 22, 2019 Board of Directors Meeting

A motion was made by Mr. Roth, seconded by Mr. Hickey, and carried to approve the draft minutes of the January 22, 2019 Board of Directors Meeting as submitted.

III. Committee Reports

- A. Deed Adherence:** Ms. Brown told the Board that the inspection for January was conducted on January 28, 2019. There were no on-going fines; seventeen Friendly Reminders and three Second Notices.
- B. Architectural Review:** Due to the low number of submittals, the Committee will be meeting only once a month (first Monday) depending on the volume of submittals received. Six submittals were received and approved in January.
- C. Social Committee:** Ms. Adshead told those present that a potluck has been scheduled for March 8, 2019 from 4:30-7:30 at the Las Campanas Center. The "50/50 Raffle" will benefit the Sheriff's Auxiliary.

IV. Management Report

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

- ✓ There have been several homeowners who have contacted Stratford Management regarding their latest Waste Management Invoices. The contract that went into effect on January 1, 2018 stated that the initial rate was guaranteed for 15 months (March 31, 2019) and after that an increase of no more than 5% is permitted. However, upon clarification from Waste Management it also allows for the Company to increase charges based on the Consumer Price Index for water, sewer and trash collection, which for year ending December 31, 2018 was 3.4%. The overall increase in individual rates equals approximately 8.4%.

V. Treasurer's Report

As of January 31, 2019, there was \$39,047.42 in the Operating Account; \$684.33 in the Median Planting Fund and \$9,873.70 in the Cash Reserve Account. There is a total of \$42,254.45 in Certificates of Deposit.

Income for January 2019 totaled \$640, which was \$622.56 over budget. Income included assessments, late fees, transfer fee income, bank interest income and CC&R fine).

Total expenses for January 31, 2019 totaled \$1,724.90 which was \$547.10 under budget.

VI. Old Business

There was no Old Business before the Board at the February 26, 2019 Board of Directors Meeting.

VII. New Business

A. Board Information on the Website: Discussion ensued with the general consensus that the Board only wishes to have their names, Board position, dedicated board email addresses, term expiration dates and GV1, 2 or 3 reflected on the website.

B. Storage Sheds: A motion was made by Mr. Roth, seconded by Mr. Hickey, and carried to place a sixty-day (60) moratorium on approval of any freestanding building. This will allow the Board to establish specific Rules & Regulations for freestanding buildings.

VIII. Open Forum/Q&A for Stratford Management

- Palm trees along Abrego need to be trimmed.
- Road Committee should concentrate on median planting and alleyways.
- Consider rejoining Green Valley Council to help represent the Association with Pima County to address road repairs.
- Hire a landscape contractor to work with the median planting.

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