

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, April 23, 2019
Time: 11:00 AM.
Place: Friends in Deed, 301 W. Camino Casa Verde, Green Valley, AZ

Roll Call: **Directors Present:** Sophia Schild, Richard Sink, Darcy Adshead, Judith Ramseyer, Patricia Dent, and Timothy Styborski
Directors Absent: Mike Hickey
Stratford Management: Helen B Brown
Homeowners: Fourteen (14)

I. Call to Order

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

II. Approval of the Minutes of the March 26, 2019 Board of Directors Meeting

A motion was made by Mr. Styborski, seconded by Mr. Sink, and carried to approve the draft minutes of the March 26, 2019 Board of Directors Meeting as submitted.

III. Committee Reports

- A. Deed Adherence:** Ms. Brown told the Board that the inspection for March/April was conducted on April 10, 2019. There were no on-going fines; twenty-one (21) Friendly Reminders and four (4) Invitations to Hearing.
- B. Architectural Review:** There was no report at the April 23, 2019 Board of Directors Meeting.
- C. Social Committee:** Ms. Adshead told those present there is nothing scheduled for the summer.

IV. Management Report

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

- ✓ The 2018 federal and state tax returns were mailed before the April 15th due date.
- ✓ The 2019 Arizona Corporation Commission report was filed on March 11, 2019 (the due date is May 24th).

V. Treasurer's Report

As of March 31, 2019, there was \$59,530.51 in the Operating Account; \$684.39 in the Median Planting Fund and \$9,880.09 in the Cash Reserve Account. There is a total of \$42,337.77 in Certificates of Deposit.

Income for March 2019 totaled \$7,659.48, which was \$22,761.02 below budget expectations however, several homeowners paid their 2019 assessments in February. Year to date income is \$3,026.52 below budget expectations. Income included assessments, late fees, transfer fee income, bank interest income and CC&R fine.

Total expenses for March 2019 totaled \$2,893.22 which was \$486.22 over budget due primarily to Insurance and tax preparation being invoiced and paid in March (budgeted for April expense).

VI. President's Report

President Darcy Adshead told those present that the Board is in receipt of the resignation of Michael Roth and Helen Mullaly from the Board. Per the guidelines the two open positions can be filled by appointment by the Board.

VII. Old Business

A. Update on Creating Design Guidelines: The Board will be working on the design guidelines during the summer with an anticipated completion date of October 1, 2019.

VIII. New Business

A. Motion to approve resignations of Michael Roth and Helen Mullaly: A motion was made by Mr. Styborski, seconded by Mr. Sink and carried to accept the resignations from Mr. Roth and Ms. Mullaly.

B. Appointment of ARC Chair: A motion was made by Ms. Adshead, seconded by Mr. Styborski, and carried to appoint board member Mike Hickey as ARC Chair.

C. Board Appointments: A motion was made by Ms. Adshead, seconded by Mr. Styborski, and carried to appoint former board members Bob Stenz and Stephen Long to fill the unexpired terms of Mr. Roth and Ms. Mullaly.

D. Motion to Suspend Summer Meetings: A motion was made by Ms. Adshead, seconded by Ms. Ramseyer and carried to suspend the Board of Directors Meetings for the months of June, July and August.

IX. Open Forum/Q&A for Stratford Management

- What is the status of the large garage on Abrego?

X. Adjournment

With no further business before the Board, the meeting was adjourned at 12:00 PM.

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