

*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, May 28, 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, Timothy Styborski, Bob Stenz, Mike Hickey and Stephen Long  
**Directors Absent:** Patricia Dent  
**Stratford Management:** Helen B Brown  
**Homeowners:** Eleven (11)

**I. Call to Order**

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

**II. Approval of the Minutes of the April 23, 2019 Board of Directors Meeting**

A motion was made by Mr. Stenz, seconded by Ms. Ramseyer, and carried to approve the draft minutes of the April 23, 2019 Board of Directors Meeting as submitted.

**III. Committee Reports**

- A. Deed Adherence:** Ms. Brown reported to the Board that the inspection for May was conducted on May 20, 2019. There were two (2) on-going fines; twenty-three (23) Friendly Reminders and two (2) Invitations to Hearing.
- B. Architectural Review:** Committee Chair, Mike Hickey, reported that there have been 65 requests year to date with 19 projects being completed. The Committee is currently seeking volunteers to serve on the ARC.
- C. Social Committee:** Ms. Adshead reported to 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.

- ✓ Request has been made to Pima County Department of Transportation to trim the County owned palm trees in the court strips. On May 15, 2019 a confirmation email was received from PDOT with a work order number assigned.
- ✓ Waste Management was contacted regarding the latest invoices received by some homeowners who have questioned their most recent statements. The Recyclable Materials Offset fee will vary from quarter to quarter. In addition, the fuel/environmental charge is also listed on the invoice for "transparency" but will total into the negotiated rate per the contract.

**V. Treasurer's Report**

As of April 30, 2019, there was \$62,873.80 in the Operating Account; \$684.42 in the Median Planting Fund and \$9,883.34 in the Cash Reserve Account. There is a total of \$42,381.84 in Certificates of Deposit.

Income for April 2019 totaled \$5,031.85, which was \$5,014.35 more than budget expectations. Total income for the year was \$32,460.83 which is \$1,987.83 more than budget expectations.

Total expenses for April 2019 totaled \$1,641.21 which was \$2,181.79 less than budget. Total expenses for the year through April 30, 2019 total \$9,581.87 which is \$1,617.13 less than budget.

Board Treasurer, Mike Hickey, reported that there was a CD at Washington Federal that matured on May 19, 2019 and a 7-month CD was purchased at an interest rate of 2.15%. Mr. Hickey made note that there will be three CDs maturing in December and recommended that all three CD's be combined into a 19-month CD (currently with an interest rate of 2.55%). A motion was made by Mr. Styborski, seconded by Mr. Sink and carried to authorize Board Treasurer to purchase a 19-month CD in December 2019.

**VI. President's Report**

President Darcy Adshead, told those present that there are currently two AD-Hoc Committees working on creating a complete set of design guidelines and will impact the CC&Rs as well due to the fact the current guidelines are in various sections of the CC&Rs and the intent is to create one completion section on Architectural Guidelines.

**VII. Old Business**

**A. Terms of Two Board Appointees:** Discussion ensued. A motion was made by Mr. Styborski, seconded by Mr. Sink and carried that Mr. Long will complete the term that will be expiring at the Annual Meeting in January 2020 and Mr. Stenz will complete the term that will be expiring at the Annual Meeting in January 2021.

**VIII. New Business**

**A. Architectural Guidelines Workshop Progress:** Ms. Adshead reported to those present that the workshops have been very productive with the anticipation that the project will be completed during the summer, forwarded to the Association's legal counsel and the Board to vote on the final product at the October 2019 Board of Directors Meeting.

**IX. Open Forum/Q&A for Stratford Management**

- What is the difference between a shed and an out-building?
- The easement along I-19 and the homes along Abrego is full of debris and is a fire hazard.
- Suggestion that the HOA sponsor a community yard sale.

**X. Adjournment**

With no further business before the Board, the meeting was adjourned at 11:55 PM.

Respectfully submitted,

*Helen B. Brown*

Helen B. Brown

Director of Management Services/Community Manager-Stratford Management

For the Green Valley Fairways Property Owners Association