

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, September 24, 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, Patricia Dent, Judith Ramseyer, Timothy Styborski, Bob Stenz, Mike Hickey and Stephen Long
Directors Absent: Darcy Adshead
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 May 28, 2019 Board of Directors Meeting

A motion was made by Mr. Styborski, seconded by Mr. Long, and carried to approve the draft minutes of the May 28, 2019 Board of Directors Meeting as submitted.

III. Committee Reports

A. Deed Adherence: Ms. Brown reported to the Board that the inspection for August was conducted on August 23, 2019. There were fifty-four (54) Friendly Reminders.

B. Architectural Review: Committee Chair, Mike Hickey, reported that there have been 90 requests year to date through September. The Committee is currently seeking volunteers to serve on the ARC as there currently is not a representative for Fairways 3 and in January 2020 the remaining members of the ARC have indicated that they will be stepping down as well as the Committee Chair.

C. Social Committee: There was no report.

IV. Management Report

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

- ✓ The 2020 Annual Meeting needs to be scheduled (see New Business). There are four terms expiring: Mike Hickey, Tim Styborski, Richard Sink and Stephen Long.

V. Treasurer's Report

As of August 31, 2019, there was \$61,836.54 in the Operating Account; \$684.54 in the Median Planting Fund and \$9,896.67 in the Cash Reserve Account. There is a total of \$42,556.27 in Certificates of Deposit.

Total income for the year through August 31st was \$36,625.60 which is \$5,957.60 more than budget expectations.

Total expenses for the year through August 31st were \$14,596.02 which is \$4,814.98 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%).

VI. President's Report

President Darcy Adshead was not present at the September 24, Board of Directors Meeting.

VII. Old Business

There was no Old Business before the Board at the September 24, 2019 Board of Directors Meeting.

VIII. New Business

- A. Architectural Guidelines Review from Attorney:** Ms. Brown told the Board that she is in receipt of an email from Michael Shupe regarding his review of the draft guidelines dated September 24th. Ms. Brown will forward the email to the Board for their review and discussion at the October 22, 2019 Board of Directors Meeting.
- B. 2020 Annual Meeting:** A motion was made by Mr. Styborski, seconded by Mr. Stenz and carried to schedule the 2020 Annual Meeting for Friday, February 7th at the East Center.
- C. 2020 Budget Preparation:** Ms. Brown told the Board that a draft 2020 budget will be presented to the Board at the October 22, 2019 Board of Directors Meeting.

IX. Open Forum/Q&A for Stratford Management

- A homeowner raised his concern about the carport with solar panels that has been erected at the north end of the East Center which has greatly affected his view and the view of his seven neighbors of the Santa Rita Mountains. The homeowner said that he has spoken with Green Valley Council regarding this matter and he was told that they had reached out the Association's Board President in 2018 regarding this.
- A homeowner made note that the medians were not being maintained.
- A homeowner asked how much of the alley they were responsible for maintaining.

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, CMCA

Director of Management Services/Community Manager-Stratford Management

For the Green Valley Fairways Property Owners Association