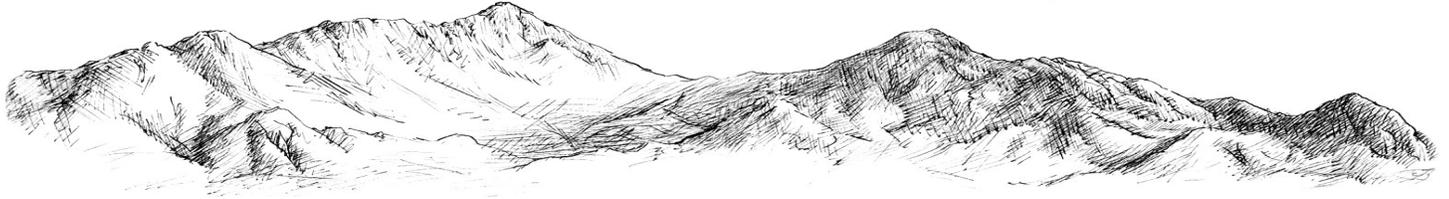


Green Valley Fairways Property Owners Association
Green Valley's Oldest and Largest Homeowners Association



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, January 28, 2020
Time: 11:00 AM.
Place: Friends in Deed, 301 W. Camino Casa Verde, Green Valley, AZ

Roll Call: **Directors Present:** Darcy Adshead, Patricia Dent, Judith Ramseyer, Bob Stenz, Sophia Schild, Tim Styborski, and Mike Hickey
Directors Absent: Richard Sink and Stephen Long
Stratford Management: Helen B Brown
Homeowners: Thirteen (13)

I. Call to Order

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

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

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

III. Committee Reports

A. Deed Adherence: Ms. Brown reported to the Board that the December inspection resulted in twenty-two (22) properties cited: five (5) ongoing fines (\$100) assessed and seventeen (17) Friendly Reminders.

B. Architectural Review: Ms. Brown reported that there were eleven (11) requests submitted and approved for the month of January 2020. A new procedure went into effect in January where Stratford Management send a formal approval (or denial) letter along with one copy of the submittal form to the homeowner after the ARC Meeting. The ARC representative maintains the second copy of the submittal until the project has been completed and inspection by the representative.

C. Social Committee: Ms. Adshead, currently serves as the Social Committee Chair and is requesting volunteers as she need 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 December 31, 2019 year-end there was \$46,892.51 in the Operating Account; \$10,685.13 in the Median Planting Fund and \$12,295.04 in the Cash Reserve Account. There is a total of \$43,034.86 in Certificates of Deposit. Total assets equal \$112,907.54.

Total income for the year 2019 was \$39,817.67 which was is \$8,829.67 more than budget expectations.

Total expenses for the year 2019 were \$22,239.87 which was \$8,748.43 less than budget.

VI. President's Report

- ✓ Reminded homeowner when speaking with Waste Management to stress that they live in Green Valley POA.
- ✓ Fairway 3 streets are currently being repaired, including sidewalk curb cuts for compliance with ADA.
- ✓ There were no volunteers to have their names on the ballot for the 2020 Annual Election, therefore, the Board will be composed of five board members which is in compliance with the Association's By-Laws.

VII. Old Business

A. Architectural Guideline Review:

- (1) **Revised Paint Colors:** A motion was made by Mr. Styborski, seconded by Ms. Dent, and carried to approve the new paint colors which include house and trim colors (which can be either for house body or trim); garage doors and front doors.
- (2) **Flagpoles/Flag Holders:** A motion was made by Mr. Styborski, seconded by Mr. Hickey and carried to approve one flagpole and one flag holder per property.

B. Median Greens: Green Valley Gardeners has entered into an agreement with Green Valley Fairways POA for the sole purpose of rehabilitating the six medians on Abrego Drive within the Fairways POA (identified at NE16-NE21). The Green Valley Gardeners will manage the rehabilitation of the six medians in accordance with the requirements of both Median Greens and Pima County (plants will not be able to exceed thirty inches (30") in height. The Fairways POA will provide \$10,600 to the Green Valley Gardeners for this project who in turn will manage these funds as restricted revenue and will provide monthly financial reports to the POA on their use. Two medians (16 and 17) will be completed by the end of March 2020.

C. 2020 Annual Meeting: Scheduled for Thursday, February 6, 2020 at the East Center. Registration starts at 12:30 and the meeting will commence at 1:00 PM. Pima County Supervisor Steve Christy will be the guest speaker.

VIII. New Business

A. Website: Discussion ensued about the need for an updated website.

B. Newsletter: The Board is requesting that a minimum of three newsletters per year be distributed to the community and requested that Board Members/Committee Chairs provide articles to be included in the newsletters.

IX. Open Forum/Q&A for Stratford Management

- A homeowner made note that currently there is vegetation in the medians that is taller than 30".
- Does Median Green/Green Valley Gardeners carry liability insurance and should the Board request that they list Green Valley Fairways POA as additional insured on their policy.
- The alleys have a lot of potholes due to the gas line relocation.
- A homeowner made note that he submitted his application to have his gas line relocated eighteen months ago and still has not been relocated.

X. Adjournment

With no further business before the Board, the meeting was adjourned at 12:20 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