

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, October 27, 2020
Time: 10:00 AM
Place: CPAC, Room 105-1250 W Continental Road, Green Valley, AZ

Roll Call: **Directors Present:** Patricia Dent, Judith Ramseyer and Bob Stenz, Darcy Adshead and Sophia Schild (by teleconference)
Directors Absent: None
Stratford Management: Helen B Brown
Homeowners: Twelve (12)

I. Call to Order

The meeting was called to order at 10:00 AM.

II. Approval of the Minutes of the September 22, 2020 Board of Directors Meeting

A motion was made by Ms. Dent, seconded by Ms. Ramseyer, and carried to approve the draft minutes of the September 22, 2020 Board of Directors Meeting as submitted.

III. Committee Reports

A. Deed Adherence: Ms. Brown reported to the Board that a community inspection was performed on September 23, 2020. There were twenty-six (26) First Notices and two (2) on-going fines.

B. Architectural Review: Ms. Adshead reported that the Committee reviewed eight submittals during the month of September with seven being approved and one denied.

C. Social Committee: This committee is not active at this time.

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 September 2020 month-end there was \$66,769.67 in the Operating Account; \$85.53 in the Median Planting Fund and \$12,319.42 in the Cash Reserve Account. There is a total of \$43,436.91 in Certificates of Deposit. Total assets equal \$122,611.23.

Total income for year ending September 30, 2020 totaled \$37,223.35 which is \$5,767.8 more than budget expectations.

Total expenses for the year ending September 30, 2020 totaled \$16,916.66 which is \$1,362.34 less than budget expectations. Items over budget include legal expenses, website and tax preparation.

VI. President's Report

Ms. Adshead that she continues to work with Supervisor Steve Christy and his assistant regarding Fairways 1 streets.

VII. Old Business

- A. Median Greens Update:** Ms. Tamminga addressed those present providing an update on the median greens. Four medians have been completed with seven left (four in Green Valley Fairways and three in Desert Meadows). Will need volunteers to help with the planting and watering.
- B. Non-Compliance-Steps for Better Enforcement:** Discussion ensued. There is an on-going issue with properties that appear to be empty.

VIII. New Business

- A. GVCC Membership:** Discussion ensued about rejoining GVCC (Green Valley Community Council). It was suggested that representatives from GVCC be asked to speak at the 2021 Annual Meeting as well as soliciting a speaker to address the “cons” of joining. Homeowner, Stephen Long, volunteered to provide “cons.”
- B. 2021 Draft Budget:** The Board reviewed two draft 2021 budgets as prepared by Stratford Management. Item was tabled until the November Board Meeting.

IX. Open Forum/Q&A for Stratford Management

- ✓ Are homemade political signs allowed?
- ✓ What is the status of the East Center Pool?
- ✓ Would like the Board to consider allowing clothes lines in backyards.

X. Adjournment

With no further business before the Board, the meeting was adjourned at 11.20 PM.

XI. Next Board Meeting: The next Board Meeting is scheduled for November 24, 2020 at CPAC

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