

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, February 25, 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 and Sophia Schild
Directors Absent: Bob Stenz
Stratford Management: Helen B Brown
Homeowners: Fourteen (14)

I. Call to Order

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

II. Election of Officers:

Officers were elected as follows:

- ✓ President Darcy Adshead
- ✓ Vice President Patricia Dent
- ✓ Sec/Tres Judith Ramseyer
- ✓ Director Sophia Schild
- ✓ Director Bob Stenz

III. Appoint of ARC Chair: Tabled until the March 24, 2020 Board of Directors Meeting.

IV. Approval of the Minutes of the January 28, 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 January 28, 2020 Board of Directors Meeting as submitted.

V. Committee Reports

- A. Deed Adherence:** Ms. Brown reported to the Board that the February inspection needs to be scheduled.
- B. Architectural Review:** Ms. Brown reported that there were eleven (11) requests submitted and approved for the month of January 2020 and ten (1) requests submitted and approved for the month of February.
- C. Social Committee:** Ms. Adshead, made note that due to lack of a committee chair as well as poor attendance at the scheduled events in 2019, the Social Committee is currently inactive.

VI. Management Report

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

VII. Treasurer's Report

As of January 2020 month-end there was \$44,873.68 in the Operating Account; \$85.53 in the Median Planting Fund and \$12,299.22 in the Cash Reserve Account. There is a total of \$43,079.80 in

Certificates of Deposit. Total assets equal \$100,38.23.

Total income for January total \$811.47 which is \$47.50 more than budget expectations. Items over budget include postage (167.17) and printing (\$568.04) due to the Annual Meeting Packets.

Total expenses for the January were \$2,780.78 which was \$392.78 more than budget. A check in the amount of \$10,600 was issued to Green Valley Gardeners for the Median Green Planting Project.

VIII. President's Report

Has been in contact with Tom Berensky, assistant for Supervisor Steve Christy, who is working with Sandy Garrich, Pima County, and Southwest Gas regarding the damage in the alleys that occurred due to Southwest Gas working on the COYL (meter relocation) project.

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, for the time being. The Board will seek volunteers who are willing to serve on the Board and would like to have a seven-member Board going forward.

IX. Old Business

A. Architectural Guideline Review:

Revised Paint Colors: A motion was made by Ms. Adshead, seconded by Ms. Ramseyer, and carried to approve the new wording for new paint colors which include house and trim colors (which can be either for house body or trim); garage doors and front doors.

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 request for the median improvements were forwarded to Pima County, who requested a revision due to the fact that the metal artwork was not included in the original submittal.

C. Website: Discussion ensued,

X. New Business

A. 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. Topics for the March newsletter will include solicitation for volunteers for the ARC Committee, appointment to the Board, Waste Management, programs available from Green Valley Fire Department and helpful hints.

XI. Open Forum/Q&A for Stratford Management

✓ A homeowner inquired as to what home improvement/modifications need approval from the ARC Committee.

XII. Adjournment

With no further business before the Board, the meeting was adjourned at 12:120 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