

Green Valley Fairways Property Owners Association

Board of Directors Meeting Minutes

Date: November 23, 2021
Time: 10:00am
Location: Friends In Deed, Room D

ROLL CALL

- Patricia Dent, President
- Christopher Lynch, Vice President
- Judith Ramseyer as Secretary/Treasurer
- Gabrielle Accatino as Member at Large
- Open Seat, Member at Large
- Ramona Peterson as Member at Large

Absent Excused: Darcy Adshead as Member at Large

Management Representative: Lori Wuollet, Adriana Urtusuastegui - Cadden Community Management

QUORUM (requirement 3): A quorum was present to conduct the Board of Directors meeting.

MINUTES

MOTION: To approve the October 26, 2021 Board of Directors Meeting minutes as amended. **Motion made, second and passed unanimously.**

REPORTS

- **President's Report** – Patricia Dent:
 - Annual meeting will be 2/4/2022 at the East Center. Room reserved from 12-3 PM but the meeting starts at 1:00 PM in the Auditorium. Payment of \$300.00 needs to be made 1/10/22.
 - Friends in Deed, Room D at 10:00 AM is reserved thru 2022.
 - Volunteers needed to put up and store the meeting signs – Mike Roth volunteered.

- **Financial Report** – Lori Wuollet: Lori reviewed the figures from the September 30, 2021 financial report.

Financials as of October 31, 2021

Operating Account Balance	\$81,507.23	Income/Mo	\$849.09
Total Reserve Balance	\$47,949.17	Expenses/Mo	\$2,817.42

BMO CD 11 Month Rate .399%	\$22,758.10	Delinquent	\$8,283.58
		Prepaid	\$2,979.89

	YTD Actual	YTD Budget	Variance
Income	\$38,781.21	\$38,050.00	\$731.21
Expenses	\$36,127.38	\$33,384.41	(\$2,742.97)
Net Income		\$2,653.83	

- **Managers' Report** – Lori Wuollet provided an update on various items.

- **Committee Reports**

- **Architectural & Maintenance** – Chris Lynch:
 - Thank you Darcy for your hard work these past years as ARC Chairperson.
 - Patty Stenz retired from the ARC committee

- ARC Committee will meet on 1st and 3rd Saturday's at 9:00 AM
- 10 ARCS were discussed
- Written process will be written
- Suggestion made if you will be away in the Summer time, not to be on the committee
- Suggestion made to send all ARC to Cadden and let them distribute.
- **GV Gardner's:**
 - Balance is \$4,876.57
 - Still need volunteers to water the medians

ACTION ITEMS

- **Insurance:**
 - Chris would like different insurance because he feels we are underfunded on D&O and Defense Claims
 - Chris will report back with recommendations at the next meeting.

NEXT MEETING

- The next Board of Directors meeting will be held on December 28, 2021, 10:00 am at Friends in Deed, Room D

HOMEOWNER INPUT

- Marylou Schuler 117 El Limon– She cancelled her trash service because she is a snowbird and Waste Management charged her a \$40.00 startup fee and charging \$23.00/month.
 - Lori will review the contract to see if those fees are included or not.
- Mike Roth – Spoke about the expenses being a small deficit and with rising costs the Board raised to \$50.00 last year and should raise dues to cover the expenses
 - Chris explained how the budget works and what the board will consider if there is a shortfall.
- David Olson – Complaint about his neighbor and having a kennel. Discussion ensued about what happened with both him and his neighbor as well as what Management has already done. Chris explained and homeowner was told the HOA can only enforce what is in our CCRs but he can speak to legal counsel on his options.

MOTION: To adjourn the regular session meeting and move to executive session. **Motion made, second and passed unanimously.**

ADJOURNMENT – 11:25 AM