

# Green Valley Fairways Property Owners Association

## Board of Directors Meeting Minutes

**Date:** December 28, 2021  
**Time:** 10:00am  
**Location:** Join Zoom Meeting  
<https://zoom.us/j/92191115779?pwd=dGcxaVVNK2VDbCtKQlpnaGVWSXJ6dz09>  
Meeting ID: 921 9111 5779  
Passcode: 154317  
Dial by your location +1 669 900 9128 US  
Meeting ID: 921 9111 5779  
Passcode: 154317  
Find your local number: <https://zoom.us/u/aevFc5dcXN>

### ROLL CALL

- Patricia Dent, President
- Christopher Lynch, Vice President
- Judith Ramseyer as Secretary/Treasurer
- Gabrielle Accatino as Member at Large
- Darcy Adshead as Member at Large
- Nancy Mc Kean, Member at Large

### Absent Excused:

- Ramona Peterson as Member at Large

Management Representative: Lori Wuollet - Cadden Community Management

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

### MINUTES

**MOTION:** To approve the November 23, 2021 Board of Directors Meeting minutes as amended. **Motion made, second and passed unanimously.**

### REPORTS

- **President's Report** – Patricia Dent:
  - Met with Cadden and discussed the budget – explained how to read proposed budget.
  - Annual Meeting on 2/4/2021 1:00 pm start held at the GVR East Center Auditorium.
- **Financial Report** – Judy reviewed the financial report.

#### Financials as of Nov 30, 2021

Operating Account Balance	\$79,418.08	Income/Mo	\$230.32
Total Reserve Balance	\$49,114.54	Expenses/Mo	\$3,490.03
BMO CD 12 Month Rate .10%	\$22,841.34	Delinquent	\$7,805.62
		Prepaid	\$3,155.65
	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>
<b>Income</b>	\$40,070.40	\$38,050.00	\$2,020.40
<b>Expenses</b>	\$42,871.69	\$40,067.39	(\$2,804.30)
<b>Net Income</b>		(\$2,801.29)	

- **Managers' Report** – Lori Wuollet provided an update on various items. Discussion ensued about the contracted rate for Cadden to produce minutes is \$50.00 per meeting.
  - **MOTION:** To have the Secretary take and prepare minutes from 2022 onward. **Motion made, second and passed unanimously.**
- **Committee Reports**
  - **Architectural & Maintenance** – Chris Lynch:
    - ARC Committee appointed Sue Colley as the new member of the committee.
    - ARC Committee meets on 1<sup>st</sup> and 3<sup>rd</sup> Saturday's at 9:00 AM
    - ARC Committee decision to stop sending completion letters to save money
    - Chris explained the ARC Procedure.
  - **Nominating** – Patricia Dent:
    - There are three open seats on the board
    - Self-nomination form is on the website and due 1/7/2022.

#### **ACTION ITEMS**

- **Insurance:**
  - Chris is still reviewing and will report back with recommendations at the next meeting.
- **Draft Budget:**
  - Judy reviewed the draft budget.
  - Lengthy discussion ensued regarding the budget.
  - Reserve transfer explained
  - Chris will send a letter to Brett asking for a \$100.00 fee for each sale to be credited to the management fee paid.
  - **MOTION:** To have Chris draft a letter to Brett Anderson asking for \$100.00 fee for each sale to be credited to the management fee paid. **Motion made, second and passed unanimously.**
  - **MOTION:** To accept the draft budget for 2022 as prepared. **Motion made, second and passed 5-1.**
- **Weeds:**
  - **Executive meeting we discussed ways to save money**
  - **During monsoon season there was a recommendation to not send weed letters to homeowners**
  - **Only complaints and observations of safety hazards will be acted on from June until September**
  - **MOTION:** To not enforce weed issues from June until September during the monsoon season unless if a safety hazard. **Motion made, second and passed unanimously.**

#### **NEXT MEETING**

- The next Board of Directors meeting will be held on January 25, 2022, 10:00 am at Friends in Deed, Room D

#### **HOMEOWNER INPUT**

- No input

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

**ADJOURNMENT – 10:58 AM**