

Green Valley Fairways Property Owners Association

Board of Directors Meeting Minutes

Date: April 27, 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
- Darcy Adshead as Member at Large
- Gabrielle Accatino as Member at Large
- Ramona Peterson as Member at Large
- Edward Musson as Member at Large

Homeowners Present: none

Management Representative: Lori Wuollet, Tricia Beeler - Cadden Community Management

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

MINUTES

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

REPORTS

- **President's Report** – Patricia Dent:
 - Please do not use the golf course property. There are no trespassing signs on their property. Access is available for contractors by calling the golf course for permission.
 - Community shredding event is coming soon with a \$10.00 donation. Hours are 8 am-12 pm
 - The board meeting is for action and business. Please be mindful and wait until the appropriate time to ask questions.
 - Advised about appropriate items on the agenda. If you would like something on the agenda, to contact Patricia or Cadden for consideration.
- **Financial Report** – Tricia Beeler: Tricia reviewed the figures from the March 31, 2021 financial report.
 - Budget was not approved for 2021 from prior management company due to management transition
 - It was proposed in the September 2020 meeting but not approved.
 - Management fee and printing costs increased this year
 - Chris would like a new budget prepared now and it can be modified later.
 - Ruth would like \$1000.00 set aside in the budget for median replanting that is not allocated with the median planting fund with the Green Valley Gardners. Chris advised we can add that in the budget and no motion was necessary.
 - Approximately \$7000.00 left in account and any unused portion will be refunded at the end of fiscal year 2021.

Financials as of March 31, 2021

Operating Account Balance	\$102,932.93	Income/Mo	\$19,761.36
Total Reserve Balance	\$21,945.74	Expenses/Mo	\$5895.23
BMO CD – pending	\$22,470.83	Delinquent Prepaid	\$11878.71 \$2278
	YTD Actual	YTD Budget	Variance
Income	\$31219.67	\$36,404.99	(\$5,185.32)
Expenses	\$6,973.07	\$8,214.26	\$1,241.19
Net Income		\$24,246.60	

- **Managers' Report** – Tricia Beeler provided an update on various items.
- **Committee Reports**
 - **Architectural & Maintenance** – Darcy Adshead:
 - Approved and denied ARC are received from Darcy and she explained the ARC process.
 - Darcy would like to have a plan in place for the Summer ARC requests.
 - It was suggested to not delay any ARC requests over the summer and should meet electronically.
 - The committee will develop a plan and report at the next meeting.

ACTION ITEMS

- **Newsletter:**
 - Discussion about Homeowner submissions regarding serenity and if those are allowed to be in the newsletter. Discussion ensued and it was decided that only items pertaining to the association news will be in the newsletter.
 - Newsletter committee consists of Patricia, Gabi and is designed by Darcy and content is controlled by the committee
 - Committee would like to put out a newsletter 3 times/year
 - Due to costs of mailing, it was suggested to only have on the website and via email. Discussion ensued and it was decided to have one last printed copy to those who don't have email on file that advises them that it will only be via email and on the website.
- **Insurance:**
 - Chris went through the coverages that the association currently has
 - Theft coverage is needed and explained what it covers
 - Discussed policy limits/coverages and current costs
 - Asked board members who were on the board for some time if they had meetings with the insurance agent or if they just renewed the policy. The answer was they just renewed.
 - This item will be further discussed in executive session and voted on in open session
- **BOD Meeting location and time:**
 - The next meeting will be via zoom but starting in September it will be at Friends in Deed.
 - There is consensus that the meeting will be on Tuesdays at 10:00 AM in Room C at FID.
 - Board would like the executive meeting after the regular session as they feel that works best.
- **Attorney Representation:**
 - Chris explained the need for Attorney retainer for questions only. Carolyn Goldschmidt charges a \$600.00 retainer per year to ask unlimited questions only.
 - Explained the benefits of having such an agreement
 - **MOTION:** To approve the \$600.00/year retainer of Carolyn Goldschmidt for questions.
Motion made, second and passed unanimously.

- **Printing of Meeting Packets and other information for the BOD:**
 - Chris would like meeting packets, contracts and financials printed for him.
 - Discussion ensued about costs and benefits
 - Chris, Judy and Patricia will receive full printed copies each month until further notice. Darcy, Gabri, Ed and Ramona will remain electronic copy.

NEXT MEETING

- The next Board of Directors meeting will be held on May 25, 10:00am via Zoom

HOMEOWNER INPUT

- Chuck is requesting photos for any Board members he doesn't have up on the website.

ADJOURNMENT – 11:08 AM

The Board of Directors may meet in executive session pursuant to A.R.S Section 33-1804(A) (1-5)