

# Green Valley Fairways Property Owners Association

## Board of Directors Meeting Minutes

**Date:** May 25, 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
- Absent** - Edward Musson, Member at Large

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 April 27, 2021 Board of Directors Meeting minutes and the April 27, 2021 Executive Session Meeting minutes. **Motion made, second and passed unanimously.**

### REPORTS

- **President's Report** – Patricia Dent:
  - The next meeting will be at Friends In Deed starting September, Room C at 10:00 AM, masks are required those in attendance must exit through the back door.
  - Insurance is on the agenda and will be discussed later in the meeting.
- **Financial Report** – Tricia Beeler: Tricia reviewed the figures from the April 30, 2021 financial report.

#### Financials as of April 31, 2021

Operating Account Balance	\$94,720.38	Income/Mo	\$3,592.24
Total Reserve Balance	\$22,486.49	Expenses/Mo	\$11,804.29
BMO CD – pending	\$22,470.83	Delinquent	\$9,246.51
		Prepaid	\$2,436
	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>
<b>Income</b>	\$34,811.91	\$36,673.32	(\$1,861.41)
<b>Expenses</b>	\$18,777.36	\$20,248.68	\$1,471.32
<b>Net Income</b>		\$16,034.55	

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

- **Architectural & Maintenance** – Darcy Adshead:
  - Reviewed the ARC Process that will be followed.
- **Newsletter:**
  - Nothing new at this time

#### **ACTION ITEMS**

- **Water Tanks:**

- Green Valley Fairways owns 3 water cistern tanks. Two that are tall being brown in color and one being white that is smaller and flat.
- Went over insurance costs to justify the recommendation of donating the water tanks to the Green Valley Council Foundation and the Green Valley Gardner's.

**MOTION:** To donate the 2 large brown water cistern tanks to the Green Valley Council Foundation and the 1 smaller white water cistern tank to the Green Valley Gardner's. Motion amended to include the use of the tanks for other associations when not in use or needed by Green Valley Fairways. **Motion made, second and passed unanimously.**

- **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
- Would like to cancel bond and general liability insurances because they are no longer needed after donation of water cistern tanks.
- Discussed more adequate insurance for D&O and equitable coverage
- Requested new bids

**MOTION:** To authorize Chris Lynch, Vice President, to cancel unneeded insurance and purchase new insurance as discussed over the summer hiatus and email the board once that has taken place as confirmation. **Motion made, second and passed unanimously.**

- **Budget:**

- Judy went through the proposed budget prepared by Cadden Management.
- Explained the shortfall and reserves may be used to cover the shortfall if needed.
- Some areas such as printing/newsletters and insurance can be utilized less to help with the shortfall amount.

**MOTION:** To adopt the 2021 Budget as prepared by Cadden Management as presented. **Motion made, second and passed with one vote abstained.**

- **Delinquency Process:**

- Chris explained homeowners will receive a late notice, continuing late notice, final late notice.
- If homeowner does not pay the delinquent amount it will go to collections and they will send out a payment plan notice. If still no response the following letters will be sent: pre-lien notice, lien filed notice, lien filed with fines notice and pre-attorney notice.
- At that time, the Board will decide if they will refer the account to the attorney due to non-payment.

**MOTION:** To adopt the delinquency process as discussed during executive session on April 27, 2021, **Motion made, second and passed unanimously.**

#### **NEXT MEETING**

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

#### **HOMEOWNER INPUT**

- Chris Lynch thanked Cadden for their hard work and has noticed some homes are better looking in appearance. Patricia concurred that statement.

- Vicki at 303 Las Milpas was upset that she received a weeds/wildflower friendly reminder and expressed her dissatisfaction with receiving it.
- Sophia at 734 S. Abrego also received a weeds/dead wildflower friendly reminder and expressed her dissatisfaction with receiving it.
- DeeDee at 127 Los Arcos thought instead of complaining to management that they should be neighborly and speak directly to the homeowner and that management should just talk to the homeowner instead of issuing a violation.
- Chris Arundell 103 Los Arcos stated that the ARC process is great and asked if the watering on Wednesday was at 6:00 AM. Rick advised that is the workday cleanup of the medians and for the watering they need volunteers. Chris also asked about the insurance D&O policy caps, annual aggregate limit and each occurrence limit as well as we should add criminal/equity defense coverage. All questions were answered by Chris Lynch. Also mentioned was if the African daisy's needed to be cut. Advised no.

**ADJOURNMENT – 11:14 AM**