

# Green Valley Fairways Property Owners Association

## Board of Directors Meeting Minutes

**Date:** February 22, 2022

**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

- Open , President
- Christopher J. Lynch, Acting Vice President
- Open Seat, Secretary
- Open Seat, Treasurer
- Gabrielle Accatino as Member at Large
- Ramona Peterson, Member at Large
- Nancy McKean, Member at Large

**Absent Excused:** Ramona Peterson, Member at Large, absent at beginning of meeting; (joined 21 minutes into meeting.)  
Management Representative: Lori Wuollet - Cadden Community Management

**QUORUM (requirement 2):** A quorum (three members) were present to conduct the Board of Directors meeting.

### MINUTES

**MOTION:** To approve the January 25, 2021 Board of Directors Meeting minutes as presented. **Motion made by Nancy McKean and seconded by Gabrielle Accatino: passed unanimously.**

### REPORTS

- **President's Report – None**
- **Vice President's Report - None**
- **Financial Report –** Delivered by Management Representative, Lori Wuollet (in the absence of an acting Treasurer):

#### Financials as of January , 2022

|                           |             |             |            |
|---------------------------|-------------|-------------|------------|
| Operating Account Balance | \$70,530.33 | Income/Mo   | \$1,576.50 |
| Total Reserve Balance     | \$49,657.95 | Expenses/Mo | \$3,665.94 |

|                           |             |            |            |
|---------------------------|-------------|------------|------------|
| BMO CD 12 Month Rate .10% | \$22,841.34 | Delinquent | \$7,564.46 |
|                           |             | Prepaid    | \$4,725.41 |

|          | YTD Actual   | YTD Budget   | Variance      |
|----------|--------------|--------------|---------------|
| Income   | \$1,576.50   | \$37,950.00  | (\$36,373.50) |
| Expenses | \$3,665.94   | \$41,915.50  | \$36,553.06   |
| Net      |              |              |               |
| Income   | (\$2, 87.16) | (\$3,481.50) | \$1,394.34    |

- **Managers' Report** – Lori Wuollet provided an update on various items.
  - Annual meeting attended with some homeowner participants complaining about unapproved business on Los Arcos;
  - Board needs a secretary with Microsoft Word Processing available for preparation of the meeting minutes;
  - Management received some questions from homeowners regarding completing ARC forms;
  - 7 ARC requests received and processed to committee;
  - Management received typical and various neighbor-to-neighbor complaints—with log included in board packet and;
  - Some changes were made to the website by Chuck Hill
- **Committee Reports**
  - **Architectural & Maintenance** – Chris Lynch, Chairman:
    - ARC Committee met once since last meeting; most recent scheduled meeting postponed.
    - 7 applications will be acted on next Saturday
    - Lynch to resign soon and will ask other board member to volunteer for that position
    - Lynch will resign in March—ARC Chair is facilitator of the meeting with no vote unless there is a homeowner absent.
  - **Nominating** – No Chariman—Chris Lynch, Acting Chairman:
    - Discussed the importance of committee and need for active board participation.
    - Will address the chairman position at the next board meeting after new board members have been appointed by the board.
    - Want to have election of board members by the membership as opposed to appointment by board

#### ACTION ITEMS

- **Insurance:**
  - Gabrielle Accatino has a friend who has provided Chris Lynch with a name of a homeowner who has experience with insurance underwriting and pricing. Chris will contact the homeowner to coordinate review of policies and costs; and will report back with recommendations at the next meeting.
- **Board Candidates :**
  - Steven Long was at the meeting and introduced himself; nomination request form reviewed; full time resident and wants to be on the board to address concerns of homeowners; has time available and no potential conflicts of interest. **Chris Lynch moves to appoint; Nancy McKean seconded the motion; discussion and roll call vote taken; unanimous vote in favor of appointment.**
  - Harry Clark not at meeting but nomination request form reviewed; full time resident and wants to be on the board to help maintain nice neighborhoods in the Fairways; has board experience, no potential conflicts; **Chris Lynch moves to appoint; Ramona Peterson seconded the motion; no discussion; roll call vote taken; unanimous vote in favor of appointment.**

#### **NEXT MEETING**

- The next Board of Directors meeting will be held on MARCH 22, 2022 by ZOOM.

## HOMEOWNER INPUT

- Discussion by Chris Lynch regarding meeting with a homeowner regarding complaints regarding an unauthorized business in our association. Lynch agrees to meet with homeowner and work with management.
- **Ruth Tominga**—discussion regarding donation of water cistern to Green Valley Gardeners—they do not want it and cannot store it. Green Valley Gardeners recommend donation to Friends of Canoa Ranch (Pima County). **Chris Lynch moves to donate to Friends of Canoa Ranch; Seconded by Nancy McKean; discussion by board; roll call vote unanimous in favor of motion.**
- **Patty Stenz**—discussion of action items emailed by her to board on January 6, 2022; some things have been rectified.
- **Robert Stenz**—inquiry regarding statement and bill for dues; and paint shop business in our association. Chris Lynch indicates that the situation will be addressed by the board in the future. Management Representative Lori Wuollet addresses Patty and Bob Stenz’s inquiries and will respond to both matters. Chris Lynch volunteers to follow up with Lori Wuollet if there is any continuing problem. Discussion regarding better communication between management, homeowners and the board. Discussion regarding board email problems. Chuck Hill indicated that the email will be looked at and problems will be rectified.

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

**ADJOURNMENT – 10:48:06 AM**