

Green Valley Fairways Property Owners Association

Board of Directors Meeting Minutes

Date: January 24, 2023
Time: 10:02 AM
Location: Friends in Deed, Room D

ROLL CALL

- Christopher Lynch, President
- Gabrielle Accatino, Member at Large
- Ramona Peterson, Member at Large
- Chuck Scherbaum, Member at Large
- Bob Stenz, Member at Large
- Not Present: Nancy Mc Kean, Secretary, Harry Clark, Treasurer

MANAGEMENT REPRESENTATIVE: Roberta Armstrong - Cadden Community Management

HOMEOWNERS PRESENT: 14

QUORUM (requirement 4): A quorum was present to conduct the Board of Directors meeting.

MINUTES

MOTION: To approve December 27, 2022 Board of Directors Meeting minutes as presented with corrections.

Motion made, seconded and passed unanimously.

REPORTS

- **President's Report** – Chris Lynch:
 - Chris Lynch stated that it was reported Management was paid \$104 thousand in 2022. This was not correct. This is around \$2,700 a month. (This is the management fee and ancillary charges.)
 - Chris Lynch and Harry Clark purchased 3 laddered CD's as approved December 27, 2022.
- **Financial Report** – Roberta Armstrong December Financials have not been completed
 - To clarify, the amount of \$104,290.88 that was reported was the total expenses of the year. This may have been confused as a Homeowner asked a question during the reporting as to what the expenses were other than management fees. The homeowner was instructed that the reports were available online for review.
 - Details regarding the total expenses contributing to the \$104,290 will be shared at the next meeting as requested by Chris.
- **Managers' Report**
 - Roberta Armstrong provided an update on various items.
 - The annual meeting is scheduled for February 24, 2023. This will be at the GVR East Center Auditorium from 10:00AM-11:00AM. Sign in will begin at 9:30AM.
 - Once Ballots are sent out, they can returned by mailed, email, dropped off at the Cadden office or brought to the meeting.
- **Committee Reports**
 - **Architectural** – Chuck Scherbaum:
 - Chuck has been meeting with the Architectural Committee twice a month, send the approved/disapproved requests back to Cadden Community Management. They have

received 8 and approved 8 since the last meeting. There have been no problems, concerns or complaints with the Architectural process.

- **Nominating** – Gabi Accatino:
 - All nominations have been received. These candidates will be added to the ballot that will be sent out.

OLD BUSINESS

- **Lien Policy – Chris Lynch:**
 - **MOTION:** To approve the lien policy as presented By Chris Lynch and drafted by Mike Shupe.
Motion made, seconded and passed unanimously
- **Weed assistance program:**
 - Program / Committee proposing assistance for those in need of help with weed control. Please contact John Harland or Ramona Peterson if you would like to volunteer.
- **Laddered CD Update:**
 - This was reported in the President Report. Additionally, the CD's are in both the names Chris Lynch, President and Harry Clark, Treasurer.
- **Alley Way / Golf Course Update:**
 - Chris has spoken with Mike Shupe. Mike is working on this and will have more information to share with us at the next meeting.

NEW BUSINESS

- **Homeowners Packet / New Homeowner**
 - The homeowner packet that Cadden sends out is a welcome letter with links to the website, information about the community and payment options. The governing documents are provided at closing by the buyer or sellers agent.
 - Chris Lynch would like to see about adding in the assistance information for those that are disabled or poor.
 - Chuck Scherbaum would like to be sure ARC information be added to the new homeowner packet.
- **Newsletter Approval:**
 - Harry Clark has agreed to continue to produce the Newsletter. Please be sure to tell him how you enjoyed it and if you have any ideas for the newsletter. You can also contact Chris Lynch 269-591-0355 clynch@chrislynchlaw.com

NEXT MEETING

The next Board of Directors meeting will be held on March 28, 2023 10:00 am at Friends in Deed, Room D.

HOMEOWNER INPUT

- When will the Homeowner's get the annual packet? This will be sent out within the next week.
- Is a weed a weed or a weed a flower? The homeowner should go outside and see if there is any weeds or concerns. If you believe this is a wildflower, please remove the dry flower once it has dried up

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

ADJOURNMENT – 10:45 AM