

# Green Valley Fairways Property Owners Association

## Board of Directors Meeting Minutes

**Date:** April 25, 2023  
**Time:** 10:05 AM  
**Location:** Friends in Deed, Room D

### ROLL CALL

- Christopher Lynch, President
- Chuck Scherbaum, Vice President
- Bob Stenz, Treasurer
- Gabrielle Accatino, Member at Large
- Jacquelyne Wenning, Secretary
- Ramona Peterson, Members at Large
- Not Present: Thomas Miller

**MANAGEMENT REPRESENTATIVE:** Roberta Armstrong – Cadden Community Management  
Kathy Thygersen – Cadden Community Management

**HOMEOWNERS PRESENT:** 15

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

### MINUTES

**MOTION:** To approve March 28, 2023 Board of Directors Meeting minutes as presented. **Motion made, seconded and passed unanimously.**

### REPORTS

- **President's Report** – Chris Lynch:
  - Management Contract: Working on new contract, discussing a contract with new management companies, financial dispute with current management company. Reviewing information on the drainage ways and alleyways. Addressing homeowner complaints, with concerns of weeds and tree encroachment between neighbors.
  - Development on a new deed adherence policy, it doesn't address violations as quickly as needed and working with Shupe to draft a new policy. New policy, enforces the right to begin immediate lawsuit after a notice is sent to stop the violation. Explanation of new deed adherence policy.

**MOTION:** To approve to adopt the new Deed Adherence Policy, dated April 25, 2023 as presented.  
**Motion made, seconded and passed unanimously.**

- Met with BMO bank, CDs were retitled to the treasurer, Bob Stenz and president, Christopher Lynch.
- **Financial Report** – March 2023 financials presented to the Board. Roberta Armstrong reviewed the financials report as of March 28, 2023.

**FINANCIAL REPORT:**

Financials as of March 31, 2023

Operating Account Balance	\$25,506.76	Income/Mo	\$30,076.33
Total Reserve Balance	\$116,802.15	Expenses/Mo	\$4,507.04

BMO CD Rate 0.05% 11/20/2023	\$22,840.18	Delinquent	\$24,258.69
BMO CD Rate 4.0% 01/30/2024	\$35,000.00		
BMO CD Rate 4.3% 11/30/25	\$15,000.00		
BMO CD Rate 4.1% 01/30/2025	\$30,000.00		
Alliance Bank Savings	\$13,963.75	Prepaid	\$3,760.65
Median Planting Fund			

	YTD Actual	YTD Budget	Variance
Income	\$35,188.14	\$37,950.00	(\$2,761.86)
Expenses	\$12,165.39	\$18,244.96	\$6,079.57
Net	\$23,030.69	\$19,705.04	\$3,325.65

**MOTION:** To approve the financials as presented. **Motion made, seconded and passed unanimously.**

• **Managers' Report**

- Roberta Armstrong provided an update on various items. Report provided to the Board.
- FHA and homeowners updates continue to be entered as received.
- Wildflowers have been noted on homeowner accounts per homeowner request.
- To prevent delay in notices (violations, statement, etc.), requesting homeowners to update any change to mailing addresses.
- Request to get copy of BMO statements to report income of CDs for financials. Chris will provide statements to Roberta today.

• **Committee Reports**

- **Architectural** – Chuck Scherbaum
  - Committee met twice this month, and disapproved one request for unapproved color.
- **Nominating** – Gabrielle Accatino
  - Thomas Miller has not attended a BOD Meeting.

**MOTION:** To remove Thomas Miller as a Board Member based on three unexcused absences. **Motion made, seconded and passed unanimously.**

**OLD BUSINESS**

- Dispute with Cadden is ongoing and will discuss on a resolution soon.
- Issue on drains and golf course: the responsibility of maintenance is only half of the alleyway for homeowners. Opinion of Shupe, copy of document can be provided by management or Chris.

**NEW BUSINESS**

• **Invoice Approval**

- Chris Arundell provided a reimbursement request to the Board Members for the medians of removing vegetative growth. One-time approval.

**MOTION:** To reimburse Chris Arundell for \$125.00 on the removal of vegetative growth on the medians as presented. **Motion made, seconded and passed unanimously.**

- Chris Lynch is requesting a reimbursement for treats provided at the Annual Meeting.

**MOTION:** To reimburse Chris Lynch for \$107.85 for treats provided at the Annual Meeting as presented. **Motion made, seconded and passed with Chris abstaining.**