

# Green Valley Fairways Property Owners Association

## Board of Directors Meeting Minutes

**Date:** 03/26/2024  
**Time:** 10:00 AM  
**Location:** Friends in Deed, Room D

### CALL TO ORDER

The meeting was called to order at 10:00 AM

### ROLL CALL

Board Present: Chuck Scherbaum - President  
Ruth Tamminga – Vice President  
Jacquelyne Wenning - Secretary (Absent)  
Adria Ackerman - Treasurer  
Virginia Prest - Member at Large  
Ramona Peterson - Member at Large  
Open Seat - Member at Large

Management

Representative: Lori Wuollet - Cadden Community Management

Minute Taker: Lori Wuollet - Cadden Community Management

### QUORUM (4):

A quorum was present to conduct the Board of Directors meeting.

### MINUTES

**MOTION:** To approve the 1/23/2024 Board of Directors Meeting minutes as submitted.  
**Motion made, seconded and passed unanimously.**

### OFFICERS' REPORTS

- **President's Report:**
  - Chuck reported the Board is in the process of getting organized and communicating better but also being tougher on compliance.

- **Treasurer’s Report:** Provided

**Financial Report for the period ending 2/29/2024:**

✚ Bank Balance.....	\$10,969.21
✚ Total Savings Balance.....	\$119,784.58
✚ Savings Balance.....	\$13,982.97
✚ CD Balance .....	\$107,105.56
✚ Prepaid Assessments .....	\$12,167.74
✚ Delinquent Assessments.....	\$15,792.76

- **MOTION:** To approve the 2/29/24 financials as submitted. **Motion made, seconded and passed unanimously.**
- **ARC Committee Report**
  - Committee meets twice a month. Unapproved colors is the biggest item.
- **Nominating Committee Report**
  - No Report
- **Manager Report**
  - Manager report was provided to the Board.

**OLD BUSINESS**

- **Storage Boxes**
  - Moved to Executive Session.
- **Repaint Park Benches**
  - Looking for volunteers to help. Two homeowners provided handyman names.

**NEW BUSINESS**

- **CD Expiration**
  - Chuck explained he would like to purchase a new CD instead of rolling over the existing one that is expiring. There will be about a \$8.00 fee. **MOTION:** To allow Chuck to purchase the new CD with the expiring CD funds at BMO. **Motion made, seconded, passed unanimously.**
- **Waste Management Letter**
  - Chuck explainted the situation with a letter received from Waste Management stating that a homeowner had different service and the community had an exclusive contract. Chuck advised POA doesn’t have authority to do so and this topic will be discussed at the next meeting.
- **Website Update**
  - Ginny is working with Chuck on updating the website.

- **Tax Preparation**

- The Board selectd March & McMillin to prepare the 2023 Taxes. **MOTION:** To engage March & McMillin to prepare the 2023 taxes compliation without footnotes. **Motion made, seconded, passed unanimously.**

#### **HOMEOWNER INPUT**

- Concerns about dog attacks in FW2.
- Concerns about squatters in the area.
- Concern about documents not being received at closing.

#### **FUTURE MEETING SCHEDULE**

##### **Board Meetings:**

- 4/23/2024 10:00 AM at Friends in Deed, Room D.
- 5/28/2024 10:00 AM at Friends in Deed, Room D.

**ADJOURNMENT:** The meeting adjourned at 10:58 AM.

**MOTION:** To adjourn the Board of Directors meeting. The meeting was adjourned at 10:58 AM. **Motion made, seconded and passed unanimously.**