

# Green Valley Fairways Homeowners Association

## Board of Directors Meeting Agenda

**Date:** April 22, 2025  
**Time:** 10:00 AM  
**Location:** Friends in Deed Room D

### CALL TO ORDER

### ROLL CALL

Board Present: Chuck Scherbaum – President  
Ruth Tamminga – Vice President  
Adria Ackerman – Treasurer  
Vacant Position – Member at Large  
Ramona Peterson – Member at Large  
Dorman Olson – Member at Large  
Sue Jones – Member at Large

### Management

Representative: Jose Becerra – Cadden Community Management  
Minutes: Jose Becerra – Cadden Community Management

**QUORUM** (Requirement is four (4) directors) – A quorum of the Board of Directors must be present to conduct a lawful meeting.

### MEETING MINUTES

- **MOTION:** To approve the March 25, 2025 Board of Directors Meeting Minutes.

### REPORTS

- President Report
- Treasurer Report

#### Financial Report for the period ending March 2025

- Bank Balance ..... \$2,423.49
- Savings Balance ..... \$14,005.70
- CD Balance ..... \$124,422.34
- Prepaid Assessments ..... \$6,687.57
- Delinquent Assessments..... \$51,506.03

**MOTION:** To approve the financial report(s) for March 2025 as submitted.

## COMMITTEE REPORTS

- ARC Committee
- Nominating Committee
- Managers Report

## OLD BUSINESS

- **Waste Management Service Renewal Questions**

**How can the association guarantee the percentage of homeowners required per the agreement to sign up with Waste Management in order to receive the contracted rate?**

- We ask the association to name WM as the only waste hauler so no one else should sign up with another hauler. We can run reports to help this process.

**In the past, homeowners never received the contracted rate for services when setting up services with Waste Management. All homeowners do not pay the same rate. How can homeowners call into Waste Management and be locked in for the contracted rate?**

- This should not be the case today. Anyone calling within the Green Valley Fairways HOA will receive the contracted price listed for the residents. Residents do have the option to have 1x/week or 2x/week service which would present different rates.

**There are many snow birds in the community. How can those homeowners discontinue charges during their time they are not residing in the community?**

- Vacation holds are available with a vacation hold resume charge applied of \$55 on all holds longer than 180 days.

**Can there be a point of contact assigned for the association members to contact? Many homeowners experience long hold times when they call into Waste Management.**

- The association can assign a Board member or the Property Manager to communicate directly to my team via email. The Board member or PM will receive requests from the residents and those requests will get forwarded to my team who will complete the request and email back advising it was complete with additional information. OR the residents have to call customer service or chat with us at [www.wm.com](http://www.wm.com).

**Can you please break down the billing frequency and rate per container?**

- Everyone is billed quarterly.  
1x/week trash with 1x/week recycle monthly rate - \$14.75, +Energy, +RMO.  
2x/week trash with 1x/week recycle monthly rate - \$23.35, +Energy, +RMO.  
Each month, there is an \$0.08 Pima county fee applied.

Approx. total per month for 1x/week service - \$20.25.

Approx. total per month for 2x/week trash w/ 1x/week recycle - \$30.15

- As brought forth

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**NEW BUSINESS**

- **Resignation: Virginia Prest**
- **Special Events Policy through American Family**
  - The following dates will be quoted individually
    - April 22, 2025 \$258.75 PAID
    - May 27, 2025
    - September 23, 2025

**NEXT MEETING**

- The next meeting is scheduled for May 27, 2025 at 10:00 AM, at Friends in Deed – Room D.

**ADJOURNMENT**

**EXECUTIVE SESSION MAY FOLLOW**

**MOTION:** To adjourn the Board of Directors meeting and go into Executive Session as permitted by law (A.R.S. 33-1804(C) for planned communities or in accordance with A.R.S. 33-1248(C) Condominiums) for the following reason(s): (1) legal advice; (5) owner/member appeal or penalty.