

Green Valley Fairways Property Owners Association

Board of Directors Meeting Minutes

Date: September 28, 2021
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

- Patricia Dent, President
 - Christopher Lynch, Vice President
 - Judith Ramseyer as Secretary/Treasurer
 - Darcy Adshead as Member at Large
 - Gabrielle Accatino as Member at Large
 - Ramona Peterson as Member at Large
- Absent** - Edward Musson, Member at Large

Management Representative: Lori Wuollet, Adriana Urtusuastegui - Cadden Community Management

QUORUM (requirement 3): A quorum was present to conduct the Board of Directors meeting.

MINUTES

MOTION: To approve May 25, 2021 Board of Directors Meeting minutes as Amended. **Motion made, second and passed unanimously.**

REPORTS

- **President's Report** – Patricia Dent:
 - The next meeting will be at Friends In Deed starting October 26, Room D at 10:00 AM, masks are required those in attendance must exit through the back door.
- **Financial Report** – Lori Wuollet: Lori reviewed the figures from the August 31, 2021 financial report.

Financials as of August 31, 2021

Operating Account Balance	\$83,537.21	Income/Mo	\$792.92
Total Reserve Balance	\$24,650.10	Expenses/Mo	\$3,329.66
BMO CD – pending	\$22,470.83	Delinquent	\$8,538.07
		Prepaid	\$2,851.15
	YTD Actual	YTD Budget	Variance
Income	\$37,933.12	\$38,050.00	(\$116.88)
Expenses	\$33,309.96	\$30,042.92	(\$3,267.04)
Net Income		\$8,944.89	

- Bulk Mail – Not an option for Violation Letters
- Budget – preparing for November meeting, will look at if Dues will need to be increased or if shortfall whether the Board will absorb the cost of shortfall so dues will not increase.

- Annual Packet – Electronic is available but would need everyone’s email. Not an option because a lot of members do not have access to email.
- Envelopes – Discussed purchasing envelopes and providing to save costs. Not cost effective because you have to have return labels added so it will end up being the same cost.
- Nominating Committee – Discussed procedure
- **Managers’ Report** – Lori Wuollet provided an update on various items.
- **Committee Reports**
 - **Architectural & Maintenance** – Darcy Adshead:
 - Darcy is no longer able to be on the ARC Committee, Chris Lynch has stepped in as Chairman of the ARC Committee.
 - **Newsletter:**
 - Nothing new at this time

ACTION ITEMS

- **Insurance:**
 - Chris discussed last meeting motion and that it became more cost effective to keep General Liability. Discussion ensued.
 - Would like to get bids for non-local agents.
 - Chris is attending the FSR Expo to meet potential Agents to get bids from.
 - What insurance does Cadden use and what does that cover?
- **Weeds:**
 - Monsoon season weed enforcement did not occur due to record rainfall. Over 300 homes have significant weeds. Management requested clarification of procedure if Wildflowers are weeds and how they would like to enforce weeds.
 - Lengthy discussion ensued. Enforcement to start on weed violations, among others, and to make our best determination on if a weed or wildflower.
 - Palm Tree trimming is done by Pima County and Lori will reach out to see if there is a start date.

NEXT MEETING

- The next Board of Directors meeting will be held on October 26, 2021, 10:00 am at Friends in Deed, Room D

HOMEOWNER INPUT

- Michel Hickey – CD missing money on Financials – Treasurer cashed out the CD prior to Cadden taking over and deposited in the operating account. Discussion ensued on how many CD’s there actually were. Lori will follow up on looking at records to determine where the missing money is and if there is any missing money.
- Homeowner asked about the median planting fund. Discussion ensued on how the money that was allocated and to be used. Volunteers needed for watering.
MOTION: To rollover the money from 2021 for the median planting into 2022 until the median planting is finished.
Motion made, second and passed unanimously.
- 101 Los Arcos – Discussion ensued about cleanup options.
- Homeowner asked if their Solar ARC Application was approved. Waiting on ARC Rep approval, but approved.

ADJOURNMENT – 11:42 AM

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