

Green Valley Fairways Property Owners Association

Board of Directors Meeting Agenda

Date: January 25, 2022
Time: 10:00am
Location: Virtual via Zoom

Join the 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>

CALL TO ORDER

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
- Nancy Mc Kean as Member at Large
- Ramona Peterson as Member at Large

All Board members present

Quorum (requirement 3)

A quorum was present to conduct the Board of Director's meeting

Meeting Minutes (taken by J Ramseyer, Secretary)

A motion to accept the minutes was made, second, and passed 7-0,

Reports

President's Report- Pat Dent

Annual meeting reminder: 2/4/22, 1:00-3:00PM, East Center

Board members asked to arrive at noon

Reminder: Waste Management's contract will be coming up for renewal

Patty Stenz's concern about weeds addressed

Cookies and water will be provided at the Annual Meeting; expenses can be reimbursed

Financial Report- Lori Wuollet

FINANCIALS AS OF DECEMBER 31, 2021

Operating Account Balance	\$72,724.78
Total Reserve Balance	\$49,655.67
BMO CD 12 Month Rate .10%	\$22,841.34

	YTD Actual	YTD Budget	Variance
Income	\$40,071.96	\$38,050	\$2,021.96
Expenses	\$38,072.33	\$40,790	\$2717.67

Income/Mo	\$1,56	Expenses/Mo	\$3,286.64
Delinquent	\$7,567.67	Prepaid	\$7,567.67

Budget Report- Judith Ramseyer

Year end budget projections deficit reported in the 2022 \$2,645.40, primarily due to Cadden's increased management fees
"reserve fund transfer money" was applied to operating expenses, thus, no need to increase member dues for 2022
change to Cadden was deemed necessary by the 2020 Board to 1) facilitate enforcement of the CC&R's and 2) provide community based management services

Manager's Report

Cadden will be mailing out bills for annual dues
Homeowners need to advise Cadden of their email addresses and errors found on the website

Action Items

Nominating- Pat Dent

Steve Long has volunteered for the Board

Linda has expressed an interest which will be explored

ARC- Chris Lynch

Homeowners will be told they SHOULD use the approved color; the old wording was confusing

non-compliance issues are being uncovered and addressed
homeowner are encouraged to report incidences
of non-compliance to the Board so that consistency
within the community can be reestablished

Letter to Brett- Chris Lynch

there was discussion and the letter will be sent with the
following correction-- secretarial duties will be assumed
by the Board beginning January 2022

Annual Meeting- Pat Dent

cookies, coffee and water will be available
Darcy will not be able to attend the annual meeting
Gabby will explore the possibility of having the annual
meeting done as a hybrid (combination zoom and in-
person)

Homeowner Input

Steve Ramp- Verde Vista

Steve reported on the ARC progress: 1) trees and
branches have been trimmed to his property line, 2)
plans are being made for repainting, building a wall
and landscaping, all with ARC involvement

Chris reported his written response will be forthcoming

Gabby Accatino- La Solidaridad

Gabby reported a neighbor being upset about a Saguaro
being cut down; an item will be added to the next
newsletter explaining the protective status of the
cactus and how it can legally be removed

Chris Lynch- N Abrego

Chris praised Darcy for her numerous contributions working
on the Board of Directors and expressed how much she
will be missed

Adjournment- 10:45AM