

# Green Valley Fairways Property Owners Association

## Board of Directors Meeting Minutes

**Date:** March 22, 2022  
**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**

- Christopher Lynch, President
- Stephen Long, Vice President
- Nancy Mc Kean, Secretary
- Harry Clark, Treasurer
- Gabrielle Accatino, Member at Large
- Open, Member at Large

**Absent Excused:**

- Ramona Peterson, Member at Large

Management Representative: Lori Wuollet - Cadden Community Management

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

**MINUTES**

**MOTION:** To approve the February 22, 2022 Board of Directors Meeting minutes as amended. **Motion made, second and passed unanimously.**

**REPORTS**

- **President’s Report** – Chris Lynch:
  - Met with Cadden to discuss various items
  - ARC Chair will be discussed later in the meeting
- **Financial Report** – Lori reviewed the financial report.

Financials as of February 28, 2022

Operating Account Balance	\$73,216.87	Income/Mo	\$6,572.35
Total Reserve Balance	\$49,660.00	Expenses/Mo	\$4,015.81
BMO CD Rate 0.10% 11/20/2022	\$22,841.34		
Reserve Balance	\$26,818.66	Delinquent	\$7,327.98
Median Planting Fund	\$85.55	Prepaid	\$11,246.41
	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>
<b>Income</b>	\$8,148.85	\$0.00	\$8,148.85
<b>Expenses</b>	\$7,681.75	\$7,804.50	\$122.75
<b>Net Income</b>	\$467.10		

- **Managers' Report** – Lori Wuollet provided an update on various items.
- **Committee Reports**
  - **Architectural** – Chris Lynch:
    - Chris Lynch advised the ARC Committee met and there were 3 new applications received but 1 was tabled until the next meeting for more information. Steve Long attended this meeting.
    - Chris Lynch Resigned as the chair of the committee and made a motion for Stephen Long to take over as chair.
    - **MOTION:** Chris Lynch nominated Stephen Long as the new Chair of the committee. **Motion made, second and passed unanimously.**
  - **Nominating** – Chris Lynch:
    - Chris nominated Gabrielle for chair of the Nominating committee.
    - **MOTION:** Chris Lynch nominated Gabrielle Accatino as the new Chair of the Nominating committee. **Motion made, second and passed unanimously.**

#### **ACTION ITEMS**

- **Insurance:**
  - Chris is still reviewing and will report back with recommendations at the next meeting.
  - Renew AMFAM policy until further notice
  - **MOTION:** Chris Lynch motioned to renew the AMFAM policy. **Motion made, second and passed unanimously.**
- **Board Candidate for Open Seats**
  - Chris Lynch read the self-nomination form for Charles Scherbaum.
  - **MOTION:** To accept Charles Scherbaum to fill the open seat on the board. **Motion made, second and passed unanimously.**
- **Reimbursement to Chuck Hill for Website Hosting:**
  - **MOTION:** Chris Lynch motioned to reimburse Chuck Hill for expenses for website hosting. **Motion made, second and passed unanimously.**

#### **NEXT MEETING**

- The next Board of Directors meeting will be held on April 26, 2022, 10:00 am at Friends in Deed, Room D

#### **HOMEOWNER INPUT**

- Ruth – Advised she moved the cistern to across from tractor supply. The planting for that median will take place 3/24/22. They also donated the remaining 2 cisterns. Chris Lynch volunteered to water the medians.
- Judy Ramseyer - expressed concern for neighbor's gate and that we should not have approved it.
- Bob Stenz – paint shop discussion
- Patricia Dent – Advised she has the supplies for the annual meeting at her home and has room for the storage.

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

**ADJOURNMENT – 10:37 AM**