

Green Valley Fairways Property Owners Association

Board of Directors Meeting Minutes

Date: April 26, 2022
Time: 10:00am
Location: Friends in Deed, Room D

ROLL CALL

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

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

HOMEOWNERS PRESENT: 8

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

MINUTES

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

REPORTS

- **President's Report** – Chris Lynch:
 - Asked Cadden to work on a violation report that would have more information and what violations were closed or still open and what was happening with all violations.
 - Many violations are resolved upon receipt of the violation letter
 - Approximately 158 violations are open as of today.
 - Chris introduced Chuck as the newest Board member
 - The Board is always looking for nomination forms as this is an active board
- **Financial Report** – Lori reviewed the financial report.

Financials as of March 31, 2022

Operating Account Balance	\$91,720.67	Income/Mo	\$24,309.85
Total Reserve Balance	\$49,662.28	Expenses/Mo	\$5,725.46
BMO CD Rate 0.10% 11/20/2022	\$22,841.34		
Reserve Balance	\$26,820.94	Delinquent	\$13,841.09
Median Planting Fund	\$85.55	Prepaid	\$3,596.89
	YTD Actual	YTD Budget	Variance
Income	\$32,458.70	\$37,950.00	(\$5,491.30)
Expenses	\$13,407.21	\$12,822.00	(\$585.21)
Net Income	\$19,051.49		

- **Managers' Report** – Lori Wuollet provided an update on various items.
- **Committee Reports**
 - **Architectural** – Chris Lynch:
 - Chris explained how the ARC Committee works
 - Steve Long was appointed at the last meeting for Chair of the ARC but has resigned. Resignation accepted.
 - **MOTION:** To accept Steve Long resignation as the chair of the ARC Committee. **Motion made, second and passed 7-1 with Steve abstaining.**
 - Chuck Scherbaum has volunteered to Chair the committee once he returns from Alaska.
 - **MOTION:** Chris Lynch will be the interim Chair of the ARC Committee until Chuck Scherbaum takes over in the fall. **Motion made, second and passed unanimously.**
 - ARC Guidelines. Chris would like to go thru the guidelines and Rules and Regulations to change anything that says Stratford or Cadden and just reference the management company.
 - ARC Committee would like Cadden to approve items that does not need to be seen by the committee such as painting requests with an approved color, staining requests, flag poles and solar panels if located on the roof. Chris will present at the next meeting.
 - Flags considered appropriate to fly under 3.11 will be discussed at the next meeting.
 - **Nominating** – Chris Lynch:
 - Nothing to discuss

ACTION ITEMS

- **Insurance:**
 - Chris is still reviewing and will report back with recommendations at the next meeting.
- **Website:**
 - Chris explained the current website setup
 - Cadden website is available for \$100.00 a month
 - Discussed this at a prior meeting but the motion was not approved
 - Chris explained how the Cadden website works
 - Motion made but item tabled after discussion
 - Cadden will gather additional information to present
 - Cadden will ask Chuck if items on the website are archived and if he has a visit counter currently on the website.
- **Newsletter:**
 - Harry would like to have a regular newsletter
 - It would be helpful to have additional email addresses
 - Cadden suggested to send out an information sheet to be returned in the next annual meeting packet.
 - This item will be revisited later this year.
- **AZ Law Update:**
 - Chris explained how he interprets the new AZ law.
 - Discussed issue and how it affects the association.
 - Does the prior CC&R's give adequate notice of change to the homeowner?
 - Chris will review the prior CC&R's
- **Framework for enforcement reporting to the board:**
 - Discussed during Presidents report
- **Kelia Glenn Update**
 - Non-conforming use documents were prepared and delivered. We are awaiting signature.

NEXT MEETING

- The next Board of Directors meeting will be held on May 24, 2022, 10:00 am at Friends in Deed, Room D

HOMEOWNER INPUT

- Bill Benton – Question about if dumpsters are allowed. *Advised to contact Cadden.*
- Gabi Accatino - Asked if political signs were allowed up yet. *Advised Cadden will check on the primary date to see if allowed yet.*
- Joey Zimmerman – Advised about crime in the area and asked if we had a neighborhood watch program. *Advised to contact Pima County if she was interested in forming that. Advised motion lights and there may be signs up already for the street.*
- Mike Hanson – Thank you for having an in-person meeting and he doesn't like technology with the zoom meetings. He would like 5 minutes for speaking, not 3 minutes.
- Chris Arendale – Homeowner likes the newsletter idea, Website updates are good. Back and forth between homeowners in not good. Do we have a loss history on the insurance? *No.* Cyber coverage should be looked into.

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

ADJOURNMENT – 11:30 AM