

TOWNHOUSE VI HOMEOWNERS' ASSOCIATION
REGULAR BOARD MEETING
Wednesday, March 9 2022, 9:30 am
ZOOM Meeting
Pending

CALL TO ORDER-President, Bill Stephenson

- Bill called the meeting to order at 9:30. Approximately 16 people were logged into the meeting.

ROLL CALL-Secretary- Jackie Means

- Board members present: Mark Spence (2024), Jackie Means (2025), Bill Stephenson (2025), Sandy Cooney (2023), Dan Thompson (2023), Rick Oliveira (2025) Sharon Gaipman (2024), Ernie Stelzer (2024), Shawneen Schmitt (2023). All members were present.

APPROVAL-BOARD MEETING MINUTES-January 26, 2022.-Bill Stephenson

- Motion to approve the minutes was made by Shawneen Schmitt and seconded by Dan Thompson. The motion was approved by the Board.

OFFICERS' REPORTS

President-Bill Stephenson

- A report was issued on the Fire Wise assessment for the common area that was done in early February. Although the fire risk is low for the area, there are some issues that need to be addressed. The report has been shared with the Landscape committee,

Vice President-Dan Thompson-

- No report

Treasurer-Sandy Cooney

- All homeowner dues have been collected for 2022
- A generous landscaping donation of \$250 has been received.
- A transfer of \$20,000 annual paving reserve allocation has been made from the general fund to the Money Market Road Fund. Also, \$2,500 loan from the general fund to the Road Fund done in July has been repaid.
- \$575 was paid for the new road signs in February.
- Year-to-date in 2022 there is an increase in net assets of \$10,543.
- Our total cash balance is \$83,081.
- In March we will have about \$2,300 in landscaping expenses for the pick- up of brush piles and the removal of a tree that fell near Del Monte.
- In March a new money market account will be open and a transfer of \$40,000 will be made from the general fund into the account. This will allow some interest to be made on the account. Another option of a CD provided such low interest rates as not to be feasible. Interest rates will continue to be monitored.

Secretary-Jackie Means

- Reviewed the THVI Homeowners Composition information. This information is a summary of the data from the "Age Declaration Form" all homeowners complete once a year. This data will be on the web site after today's meeting.

COMMITTEE REPORTS

Architecture-Mark Spence

- Announced Leen Edwards is a new member of the Architecture Committee
- The "walk around" to check architecture compliance has begun. If action is needed on a home, the committee will notify the homeowner. If documentation is done, a copy will be placed in the home's central file.

- The painting & color charts have been added to the website.
- George Pavey has resigned from the committee as he will be moving back to the northwest late this spring.
- The committee is not currently conducting a lighting survey.

Financial Review-Dan Schmitt

- Review completed for 2021. Financial statements reviewed included Balance Sheet, Statement of Revenue & Expenses and the Cash Flow Analysis. All accounts reviewed and activity verified.
- The accounting records are in good order and agree with account activity.

GV Council-Jackie Means

- Information was emailed to the HOA regarding a March 23 forum provided by Pima County Office of Emergency Management on residential emergency planning. Given the changing nature of the desert including year around wildfire threats and seasonal monsoon flooding several organizations are working to inform residents about what proactive measures to take before an emergency occurs.
- Information regarding available resources will be available on the THVI web site. This information is for both year- round and those here seasonally.

Landscape-Tim Cooney

- The largest pickup of debris since January is scheduled for this week. This and the rock purchases for the drainage issue represent 41% of the landscape budget.
- The landscape crew which has 22 volunteers with 8-10 participants each week, is on schedule to complete work in the common area by mid-April.

Nominating-Jackie Means

- No report-always seeking volunteers

Roads-Bob Post

- Bates will be doing the resealing of THVI roads and ½ of Alegria around the first of May.
- In Bob's absence, Dan Thompson will oversee the process.
- The contract for \$31,048 has been extended. The road reserve of \$28,517 will be used along with a loan of \$2,500 from the general fund to cover the cost. The loan will be paid back to the general fund in 2023.
- **A motion to allocate the funds for the roads was made by Sharon Gaipman and seconded by Ernie Stelzer. The motion was approved by the board.**

Social-Shawneen Schmitt

- March 10 Thirsty Thursday is scheduled from 4:00-5:30 on north Los Opalos
- March 13 THVI Social Gathering has been cancelled due to Covid concerns.
- Social gathering for April has been moved (by GVR) to Sunday, April 3. No decision as yet on what kind of gathering it will be. The committee will meet and decide. Shawneen expressed concern over the cost of using a GVR approved vendor. This will be the last scheduled gathering until the fall.
- **A motion was made by Sandy Cooney and seconded by Sharon Gaipman to move the gathering to Sunday, April 3. The motion was approved by the board.**

Welcome-Gill Batterman

- No report

UNFINISHED BUSINESS

Website-Bill Stephenson

- New website is up and being used.
- Shawneen raised concerns regarding privacy of information on the site. Bill will share concerns with the committee.
- Password will change annually.
- Jackie will check with Donna regarding usage and communicate to the Board.
- Reminder that all email communication has the signature link to the website.

Traffic & Entrance Signs-Dan Thompson & Shawneen Schmitt

- New speed limit sign now visible on Alegria as tree limbs have been trimmed.
- Shawneen states that traffic has diminished on Topacios but suggested placing a flag on the side of the speed limit sign to create more awareness of the limit.
- Dan will check into availability of flags.
- A comment was made to replace the Neighborhood Watch signs that have been removed as this is normally a deterrent to crime. No decision was made on this by the Board.
- Mark Spence suggested that a statement regarding the use of Topacios be extended to all THVI homeowners not just those east of Topacios. This might be an item to include in the next newsletter.

Alegria Drainage, Repair and Pavement Protection-Bill Stephenson

- Work continues on drainage areas and on breakdown of the sides of Alegria.
- The volunteers meet on Thursday mornings at 8:00 to continue repair work.

Record Retention-Jackie Means

- Work in progress. Sandy Cooney has a document from GVC with listings of HOA suggested documentation. It may be the list Jackie is working with. Jackie will contact Sandy.

Book Exchange-Renae Hengel

- Bill and all thanked Renae for all the work on the "Little Library". Dedication on Tuesday was attended by 25 or more people. The library is part of the international "Little Library" organization.
- A suggestion was made that we request additional donations to pay for both the labor and pavers around the library that were paid for privately. No decision was made on this suggestion.

Common Area Gathering Places-Shawneen Schmitt & Ernie Stelzer

- Two areas have been chosen for a 'gathering place'. The criteria for a location are: flat, shade, visible, non interfering with neighborhood homes, along main roads and compatible with existing trails.
- One location at southwest corner of Del Monte and Topacios currently is being used as gathering area.
- Concerns were raised regarding the Topa/Topacios location. Mark Batterman indicated the access to the location from Topa is actually part of a drainage way and the existing shade branches are low and would need to be cut.
- After much discussion regarding locations, Shawneen asked Mark to join the search for a suitable area for a second gathering place.
- A motion to move forward will be discussed at the Board Planning Meeting later this month.

Recognition-Bill Stephenson & All

- Thanked Renae Hengel for her work on the Little Library. Dan Schmitt, Sharon Deno, and Steve Chase were recognized for their service on the financial review committee. Also recognized was George Pavey for his long-term contributions to THVI.

Remaining 2022 Board Meetings-Wednesday, October 19 & December 7---Location to be Announced**Board Planning Meeting-Bill Stephenson**

- The planning meeting will be Wednesday, March 23 at 10:00. Shawneen Schmitt will secure a GVR room for the meeting.

Adjournment

- A motion to adjourn was made by Ernie Stelzer and seconded by Sharon Gaipman and approved by the Board. The meeting adjourned at 11:02.

Submitted by

Jackie Means -Board Secretary

March 9, 2022