

TOWNHOUSE VI HOMEOWNERS' ASSOCIATION
REGULAR BOARD MEETING
Wednesday, September 28, 2022, 9:30 am
ZOOM Meeting
Pending

CALL TO ORDER-President, Bill Stephenson

- Bill called the meeting to order at 9:30. Approximately 14 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), Shawneen Schmitt (2023). Absent: Ernie Stelzer

APPROVAL-BOARD MEETING MINUTES-March 9, 2022.-Bill Stephenson

- Motion to approve the minutes was made by Sharon Gaipman seconded by Sandy Cooney. The motion was approved by the Board.

OFFICERS' REPORTS

President-Bill Stephenson

- The HOA's legal team of Goldschmidt & Schupe held three seminars for HOAs over the summer. The following is the review.
- Recent Arizona Supreme Court decision has restricted enforcement of portions of a revised CC&R document if they had not been included in the original CC&R document. The Goldschmidt & Schupe legal team advised no current actions by the HOA be taken until more is learned.
- A new law allows yard signs concerning specific HOA issues on members property and assembly of members to discuss those issues.
- Pending Arizona legislation: 1. Allow first responder flags to be flown by members in addition to other flags previously approved. 2. Allow the use of artificial grass in an HOA to save water if HOA already allows natural grass.
- Enforcement Policy: **Action:** Additional information concerning complaint procedures will need to be reviewed. Sharon Gaipman & Linda Bennett are working on a complaint process for THVI members.
- In discussion, concerns were raised regarding CC&Rs non -compliance at 723 Del Monte. Bill will be contacting the property owner's daughter and current renter regarding the car not being in the garage and accumulation of household items in the front patio.

Vice President-Dan Thompson-

- No report

Treasurer-Sandy Cooney

- Year-to-date through August in 2022 we have had an increase in net assets of \$1,207
- Receipts are very close to budget with the largest difference being in fewer transfer fees. Only two homes sales have closed so far this year compared to a budget of six home sales.
- Expenses for the year-to-date are \$27,153 compared to a full year budget of \$33,006. Major expenses remaining include insurance and additional landscaping expenses. We spent \$450 in September for removal of sand from the streets following heavy rains.
- Our road fund reserve is currently at a negative balance of \$5,627 following payment of \$34,156 for resealing our roads this summer. We were expecting this and were able to cover the shortfall with a loan from our general funds. The shortfall will be repaid in early 2023 from the 2023 Road Paving Reserve Allocation.
- At the end of August, we had \$39,390 in cash on hand with \$15,016 in the checking account and \$24,374 in the money market account.
- I will be discussing options for transferring some of our funds to certificates of deposits or US Treasury bonds with the Financial Review Committee in the next few weeks.

Secretary-Jackie Means

- **Action:** The yearly dues package will be mailed November 29-30. It will include a stamped self-addressed envelope for return of the dues, age declaration document and election ballot.

COMMITTEE REPORTS

Architecture-Mark Spence

- No new requests this summer. **Action:** A lighting committee will be formed to draft new lighting guidelines for THVI.

Financial Review-Dan Schmitt

- No report

Green Valley Council-Jackie Means

- GVC was very active this summer. Handbill of all activities were sent to THVI residents.
- Request volunteer to be GVC representative from THVI as Jackie would like to step down.
Action: Shawneen Schmitt expressed an interest and Jackie will follow up.

Landscape-Tim Cooney

- Thanked Bob Laux Bachand for all the work he did this summer. He was to “go to” person for all landscape issues including coordination of removal of debris piles tree trimming and street sand.
- The Landscape change request form will need to be revised to include the process for sending it to the committee.
- The schedule will be out soon for the volunteer crew to begin work in October.
- Concerns expressed: Cut agave plants are rotting and unsafe and removal needs to be done.
 - **Action:** Bill will evaluate the situation and call the contractor for removal of debris.
- **Action** Bill worked with the “FIRE WISE” program last spring and will work with the landscape committee in reviewing the report. Jerry Deno volunteered to be part of the group.

Nominating-Jackie Means/Bill Stephenson

- The HOA board has three vacancies for this election. Sandy Cooney is running for another term both Dan Thompson & Shawneen Schmitt are leaving the board. Both the board member call and general call to all HOA residents resulted in one self-referral. The committee meets again this week to finalize a list of potential residents to contact for interest in serving on the board.

Roads-Dan Thompson

- All road work was completed by the first of July. Resealing will need to be done every 4-5 years.
- Concerns: Several issues regarding the road work were raised by meeting participants.
 - Need a street-by-street review of resealing as some potholes have developed.
 - There are some areas where the sealcoat is peeling
 - Sand & stones deposited by the monsoon rains have contributed to damage to the streets.
 - Removal of road equipment was both sloppy and cones removal was delayed and not completed as promised.

Social-Sharon Gaipman

- Social gatherings for the fall will be held on **November 11 and December 7**
 - Both will be “BYO appetizers” events.
 - Location: Las Campanas

- Would like to celebrate veterans in the community on Nov 11...more to come on how to reach out to veterans in the community.
 - December 7 theme will be "Christmas Around the World"
 - No formal "Thirsty Thursday" gatherings are planned.
- Ladies Lunch is back-Tuesday, October 25 @ Dominic's at the Green Valley Country Club. More info to follow.

Welcome-Vickie Stephenson

- Gill is in England so members of the committee provided a report.
- The committee met with new residents Joe & Charlene Armstrong. They will be meeting with three more new residents before Gill returns in November.

UNFINISHED BUSINESS

- Alegria Drainage Report-According to Bill Stephenson, the drainage held up to the rain this summer however, there is a need to shore up some of rock dams.
- Board Planning Meeting-Many action items developed in the board planning meeting are in progress these include: Document retention, lighting guidelines, gathering places and expanding trails, complaint process, nominating process.
- Insurance: With board approval at the meeting the HOA's liability insurance was increased to \$4 million a year.

NEW BUSINESS

- Street Sand & Erosion-Bill Stephenson
 - Sand from the recent monsoon rains was removed by Felix Landscaping last week. Removal was followed by another storm which again created a problem.
 - Many concerns were expressed by some in the meeting:
 - A thought that no specifics were discussed with the crew regarding the job which resulted sand being left on the street -no blowing, too many people assigned to the work but not being effective, sand was just deposited back in the common area...not removed
 - Sand deposited in a drainage ditch which resulted in rain backup into a yard.
 - **Action:** Bill will ask for volunteers to work on a committee regarding the run off & erosion prevention.
- Bulletin Boards-Jackie Means
 - Thanked Leen Edwards for placing the board meeting notice on the bulletin boards for this meeting.
 - The boards are in need of repair, replacement or elimination.
 - This is an ongoing problem for several years and will need a resolution soon.
 - **Action:** Jackie will meet with Leen Edwards to discuss options and bring to the board at the December board meeting

RECOGNITION-Bill Stephenson

- Bob Laux Bachand- All his work on landscaping issues
- Dan Thompson-Coordination of the road resurfacing & resealing projects.
- Dan Schmitt-Work on landscaping issues and sand street cleaning.

SUGGESTIONS

- Sharon Gaipman suggested that the Board invite the Green Valley Recreation CEO and or the Green Valley Council Director to speak at a meeting...possibly the annual meeting.
- Shawneen Schmitt reminded the participants of the GVR Foundation's Member Assistance Program where contributions can be made to assist those in need to pay their GVR dues.

Next Board Meeting: December 7, 2022 @ 9:30 am.

Adjournment

- **A motion to adjourn was made by Mark Spence and seconded by Sharon Gaipman and approved by the Board. The meeting adjourned at 10:58.**

Submitted by

Jackie Means -Board Secretary

September 30, 2022