

**TOWNHOUSE VI/VIB HOMEOWNERS ASSOCIATION
GREEN VALLEY, AZ
ANNUAL MEMBERS' MEETING
Wednesday, January 29, 2025
*Pending***

CALL TO ORDER

President Mark Spence called the meeting to order at 4:02 pm. The meeting was attended by 26 members, 8 board members and 3 members joined the meeting on Zoom.

APPROVAL OF ANNUAL MEMBER MEETING MINUTES JANUARY 10, 2024

ACTION-Motion to approve was made by Sharon Gaipman and seconded by Jackie Means. The Board approved the motion.

APPROVAL OF AGENDA

ACTION-Motion was made by Bill Stephenson and seconded by Sandy Cooney to approve the agenda as submitted. The Board approved the motion.

OFFICERS' REPORTS

President-Mark Spence

- Spoke on the fact that a variety of projects were completed in 2024 and are listed on the agenda and an attached summary.
- Welcomed new Board Members: Leen Edwards and Peggy O'Leary and returning Board member Rick Oliveira.
- Recognized Board Members leaving Bill Stephenson 2019-2025- 6years, Jackie Means 2018-2025 7 years and thanked them for their service.
- Announced recommendations for new slate of executive officers to be presented to the board for a vote at next board meeting on Feb. 5, 2025.
- Announced special meeting of the Board on Monday, February 10 at 12:00 pm at the GVR East Center Lounge to discuss an appeal of a decision by the Landscape committee.

Vice President-Bill Stephenson-

- Enforcement action on the owner of the home at 905 Del Monte is proceeding. The owner is interested in finding contractors to fix the numerous issues to avoid fines imposed by the HOA.
- Nominating process is complete for Board candidates.

Treasurer-Sandy Cooney

- 2024 -There was a decrease in net assets of \$6,394 in 2024.
- Receipts were slightly higher but off set by increases in reserve allocation and landscaping costs.
- Attached is the summary of the financials for 2024.

Secretary-Jackie Means

- THVI Board Elections-Ballots sent-90, Ballots received-70, Ballots counted 69 (1 not counted-no signature) 63 counted for all three candidates.
- Website Use:1/27/2024-1/27/2025 1,321 up 7% over last year.
- Jackie thanked those in attendance for being so receptive to all the communication over the years and their help in growing and using the website and the HOA email to enhance communication within the HOA.

COMMITTEE REPORTS

Architecture-Yvonne Morris

- The year 2024 include a variety of both architectural and landscape requests. A revision of the current paint colors was developed and will be presented to the board at the February board meeting A complete document of 2024 accomplishments and future plans is attached to these minutes.

Financial Report-Jerry Deno for Sharon Deno

- The audit committee met earlier this month and after a complete review of the financial records for 2024 deemed the books to be in order with no discrepancies.
- Sharon thanked Sandy for her excellent job at maintaining the records. She also thanked her committee for their time, patience and expertise.
- Judy Savarese volunteered for the committee.

GV Council-Sharon Gaipman

- Reported on the first attended meeting as a GVC rep. Reviewed upcoming GVC forums many sponsored in conjunction with GVC. An upcoming event is the "1st Responders Fair" at Canoa Ranch. More information about the forums and special events are forwarded to the HOA when received from GVC.

Landscape-Bob Laux Bachand

- A document with a complete review of current landscape projects and information regarding an upcoming landscape appeal is attached to these minutes.
- Bob encouraged any and all personal contributions to the landscape budget.

Nominating-Bill Stephenson

- Completed the nominating process by successfully recruiting 3 candidates for the Board of Directors and counting the board candidate ballots. Looking for additional members.

Roads-Jerry Deno

- In 2024 new street signs were installed as well as a warning sign at the top of Alegria.
- Reviewing the need for resealing a contacted expert thinks that it may not have to be done until 2026.
- Looking for additional members to join the committee. Bill Stevenson will remain on the committee.

Social-Sharon Gaipman

- Sharon thanked her committee and reviewed the upcoming social calendar and other monthly events. Please review the attached document for a complete schedule of events.

Welcome-Gill Batterman

- Gill had no report since she fell and broke her wrist today!

PROJECTS COMPLETED-2024-Mark Spence reviewed the following completed projects and acknowledge all those involved who work to accomplish the goal for each project.

- Street signs replaced throughout HOA
- Alegria street end redone
- Handrails added to south trail
- Enforcement Policy updated
- Resident's survey completed
- Secretary role redesign
- Records reviewed and updated
- Insurance reviewed and renewed
- Improve transparency – newsletter articles, 2025 Budget Proposal informational meeting

UNFINISHED & FUTURE BUSINESS

- Review Landscape Policy-No Action as yet.
- Second Town Hall-Scheduled for Friday, March 14, 2025 at GVR Las Campanas Center, Ocotillo Room-Mark & Linda Bennett will be working on an agenda.
- Trail extension to upper Alegria-on hold.

COMMON AREA MAINTENANCE/IMPROVEMENT PROJECTS

- Erosion Control-The purpose of this project is to minimize sand washing onto the HOA's streets. Please see Bill's attached notes for additional details.
- Maintain Alegria drainage system-this is an ongoing project
- Roads-Working with the Roads committee to determine if there will be a need in 2025 to plan a bid package for implementing resurfacing in 2026. Still working on professional street sweeper for after the monsoon.
- Evaluate options for speed bumps on Topacios.
- Power to the tool shed-project is has been dropped.

RECOGNITION-Mark Spence

- Bob Laux Bachand and the Landscape Committee and volunteers for all the work on the common area
- Gill Batterman for all her work on the newsletters.
- Yvonne and her committee for all the work on the proposed new color choices.
- Jerry Deno for the arranging the purchase of the street signs.
- Jackie Means and Bill Stephenson for their years of service to the Board and the HOA.

RESIDENTS' COMMENTS

- A resident of S. Opalos, Mike Rantz, raised concern regarding the landscape overgrowth on and near the south arroyo. He questioned why that can't be trimmed. In the past Pima county has said it is a riparian area and can't be disturbed. Jerry Deno agreed to look into the situation and will follow up with Mike.
- Judy Savarese thanked the social committee for the opportunity to meet new people. It has been especially helpful for a new resident.

NEXT BOARD MEETING

- **Wednesday, February 5, 2025 4:00-6:00 pm at Las Campanas, Juniper Room**

ADJOURNMENT

- **ACTION** A motion to adjourn was made by Sharon Gaipman and seconded by Bill Stephenson. The board approved the motion and the meeting was adjourned at 6:07 pm.

Attachments

Summaries-President's, Vice President's, Treasurer, Landscape, ARC & Social Chairs

Submitted by
Jackie Means-THVI Board Secretary
February 6, 2025

GREEN VALLEY THVI ANNUAL MEMBERS' MEETING

JANUARY 29, 2025

PRESIDENT'S REPORT

- As evidenced by the Completed Projects listed later in the agenda, many things were accomplished in TH VI in 2024.
- We welcome two new members to the Board in 2025 and recognize the great contributions of the two members who are leaving the Board as their term ends with this meeting: Bill Stephenson, who served as President for over 4 years of his two terms on the Board, and Jackie Means, who has served as Secretary for 7 years. Their leadership and initiative has been very much appreciated, and we are grateful that they will continue serving TH VI in various other capacities.
- The slate of Board officers for 2025 that will be presented to the Board for a vote at the Board meeting on February 5 are: President – Mark Spence, Vice President – Yvonne Morris, Secretary – Pat O'Leary, Treasurer – Sandy Cooney
- The Landscape Committee has approved a request to trim a Palo Verde tree at the south end of Del Monte, and an appeal of that decision has been received. There will be a special meeting of the Board to consider the appeal of the Landscape Committee decision on February 10, 2025, at the GVR East Center Lounge at noon.

Recognition:

- Bob Laux Bachand and the Landscape Committee and volunteers for all they do to clean up and manage the THVI common area
- Gill Batterman for all the work she puts in to make the attractive and informative TH VI newsletter
- Jackie Means and Bill Stephenson for their service on the TH VI Board.

Mark Spence-THVI President

January 29, 2025

**Annual Members' Meeting
January 29, 2025
Notes-Bill Stephenson**

Enforcement:

The owner of 905 Del Monte is under board enforcement action for exterior violations. He has received two notices of violation. We now have his attention and he wishes to solve the problems without going to the next step of the enforcement process, which could result in a fine. Currently he is working to line of contractor bids to fix the issues.

Nominating Committee:

Completed the nominating process by counting the board candidate ballots. Also, the roads committee is still looking for addition members, if interested contact Jerry Deno or Bill Stephenson.

Landscape Policy Review:

No action

Erosion Control:

The purpose of this project is to minimize sand washing onto the HOA's streets. This is a multi-year project. The ad hoc committee (Mark Batterman, Andy Savarese, and Bill Stephenson) recently met to narrow down what areas to improve in the coming year.

Power to the Tool Shed:

Electricity to the tool shed is desired to charge power tools. However, experience now shows that rechargeable lithium batteries may be a fire hazard. The tool shed is unmonitored and therefore this project was dropped.

Bill Stephenson
January 29, 2025

GREEN VALLEY TOWNHOUSE VI HOMEOWNERS, INC.

FINANCIAL REVIEW 2024

Annual Members' Meeting

January 29, 2025

2024 Receipts & Expenses compared to Budget

- Receipts in 2024 were \$37,083 and exceeded budget by \$268 due to higher interest income and more contributions for landscaping. These increases were partially offset by lower transfer fees due to fewer home sales.
- Expenses in 2024 were \$43,477 and exceeded budget by \$6,662 largely due to an increased reserve allocation that was approved based on the reserve study performed last January. Landscaping expenses were also over budget.
- The result of these changes was a decrease in net assets of \$6,394 in 2024.

2024 Receipts & Expenses compared to 2023

- 2024 Receipts were \$607 higher than receipts in 2023. Higher owner dues and interest income were largely offset by lower transfer fees due to fewer home sales and lower landscaping contributions.
- 2024 Expenses exceeded 2023 expenses by \$8,642. The reserve allocation increased by \$4,625 based on the reserve study and higher interest income. performed last January. We spent \$2,063 on Maintenance & Improvement items in 2024 for new street signs and handrails on the south trail. Landscaping expenses were up about \$850 from 2023. Finally, Professional Services increased by \$1,629 from 2023 mostly due to \$1,500 spent on the reserve study. The net change in all other spending categories was minimal.
- The result of these changes was a decrease in net assets of \$6,394 in 2024 compared to an increase in net assets of \$1,641 in 2023.

2024 Assets and Reserves compared to 2023

- Assets as of December 31, 2024 were \$100,748, up from \$79,595 one year earlier. This is largely due to a \$24,897 increase in the reserve account as we build it to cover future expenses. The reserve balance is now \$39,542.
- We had collected dues from 65 households by December 31 compared to 62 households in the prior year. We have collected 89 of the 90 households' dues by today. The deadline for payment is Friday.

Sandy Cooney THVI Treasurer

January 29, 2025

GREEN VALLEY THVI
LANDSCAPE COMMITTEE REPORT
ANNUAL MEMBERS' MEETING
JANUARY 29, 2025

We had a dozen volunteers on Jan. 28 for our weekly work crew, allowing us to split into teams and make good progress in the Common Area behind North Zafiros and North Del Monte, along the South Trail and the roadside of Topacios, and along La Canada south of the church.

We cleared brush piles, cleaned up dead wood, cactus, and agave, cut weeds, trimmed trees, and applied gravel to a washed-out section of the trail. In a separate project, volunteers pruned a large African Sumac in the Common Area behind a home on Topacios in exchange for a donation to the HOA. In connection with this project, we intend to have our contractor remove all the debris piles that we have accumulated since our last pickup from Dec. 12 to 16. As with the December pickup, we plan to collect data on the contractor's activities and expenses.

The committee has also documented the unauthorized removal of nearly all vegetation in the Common Area behind 723 N Zafiros. We are recommending that the association proceed with an enforcement action against the owner / operators of this property to finance the restoration of the area and protect it from further erosion.

Committee member Jane O'Leary has taken charge of an effort to plant replacement bushes, cactus, and agave in areas that have been stripped of vegetation. We hope that residents will help pay for these plantings.

Finally, the committee has been preparing for a landscape appeal hearing regarding the proposed view-related pruning of a large Palo Verde at the south end of Del Monte. The hearing is set for Feb. 10.

Bob Laux-Bachand
Landscape Committee Chairperson
January 29, 2025

GREEN VALLEY THVI
2024 ARCHITECTURE REVIEW COMMITTEE
(ARC) ANNUAL REPORT-MEMBERS' MEETING
January 29, 2025

Year in Review

In 2024, the ARC:

1. Reviewed and approved 16 Architectural and Landscape requests for a variety of projects including the installation of roof solar, installation of a front courtyard ramada, stucco repair, repainting, and installation of gutters and rainwater storage.
2. Presented a revision to the Vegetation Height on Personal Property Guidelines which was approved by the Board.
3. Resolved an owner complaint of obstructed view due to vegetation on another property.
4. Reviewed the Paint Guidelines and the color schemes for areas that need clarification, simplification and updating. A proposal for revisions to the Paint Guidelines and color choices will be presented to the Board for its consideration at the February 5, 2025 meeting.

Future Plans

Future plans for the ARC include:

1. Conducting a survey of all TH VI properties in the first two quarters of 2025 to note any deficiencies in property maintenance under the CC&Rs and ARC Guidelines. Homeowners will be asked to take corrective action where necessary.
2. Reviewing the TH VI Architectural and Landscape Worksheet and presenting a proposal for its revision.
3. Continuing to look for a solar alternative for our mailbox post lights.
4. Looking for ways to more effectively communicate with homeowners to facilitate a more efficient architectural review process.

Yvonne Morris
ARC Chairperson
January 29, 2025

THVI Social Committee Report-

Annual Members' Meeting

January 29, 2025

Thanks to the committee for all their work and creative ideas. The committee is Jane O'Leary, Fran Chapman, Janet Woessner, Stephaine Spence, Sharon Olsen.

Ladies Luncheons: Jane continues to coordinate our monthly Ladies' luncheons, which seem to grow in size each month. Last year found us at numerous restaurants – nearby, across town, and even to wisdoms. rumor has it we'll be trying "taco giro" aka "taco rooster," for our February luncheon. Mark your calendars for the second Tuesday of each month, whether you know the restaurant today or not.

Thirsty Thursdays: as long as the weather cooperates, our thirsty Thursdays will be in full swing – but not sure how warm it will be tomorrow for **Fifth Thursday!** if it's nice enough, do join your friends and neighbors, not necessarily mutually exclusive, in the cul-de-sac on s Los Opalos (next to Alegria). just bring a chair, something to drink, and just chill a bit...ok, maybe a jacket, too!

Socials: our social events continue to grow w/increasing participation. case in point: we learned w/less than two weeks out, that our usual pizza purveyor, Nathan of national pizza, unexpectedly died of a heart attack (age 42, father of two children under 10). lucky for our committee, Fran met a woman from Michigan's club, who used a local pizza company, "family pizza joint," (a truck from Sahuarita). our crowd was bigger than ever – sixty people signed up to taste some of the best and most unique pizza in the area, with pies featuring chorizo, elote (corn), and carne asada, along with the traditional cheese, veggies, and peperoni! it turned out to be all you can eat... and a great time was **Side Note:** we were originally scheduled for the juniper room, but when we learned we would have 60 people, Mark at Las Campanas noticed the group in the agave room would be gone by 3:30. we obtained a permit to expand to ensure a great, roomy time would be had by all. the dessert divas, aka the social committee, served ice cream to finish the dinner off!

Rounding out the social season? we'll be having our annual chili off in February, (Marilyn Oliveira has already crafted our first, second and third place prizes!) we just don't have the room or date yet. in March. Stay tuned! Now that everyone's back, the committee will be meeting soon and getting back to you!

Special Events: while nothing is cast in stone yet, we're planning to hold another "house tour," aka "you show us yours; we'll show you ours" in either late march or early April. stay tuned for more info...and the date! and as for dates, if you're here in the summer, look for information about our annual July 4th get-together.

Sharon Gaipman

Social Committee Chair

January 29, 2025