

TOWNHOUSE VI HOMEOWNERS' ASSOCIATION
REGULAR BOARD MEETING
Wednesday, January, 26 2022, 9:30 am
ZOOM Meeting
Approved

CALL TO ORDER-President, Bill Stephenson

- Bill called the meeting to order at 9:36. Approximately 15 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).

APPROVAL-BOARD MEETING MINUTES-December 8, 2021.-Bill Stephenson

- Motion to approve the minutes was made. The motion was approved by all Board members.

ELECTION OF OFFICERS & COMMITTEES-Bill Stephenson

Bill introduced the slate of Officers and Committee Chairs for 2022. The list is attached to these minutes.

- Shawneen Schmitt moved and Sharon Gaipman seconded a motion to approve of the slate of officers. The motion was approved unanimously by the board.
- A motion was made by Ernie Stelzer and seconded by Dan Thompson to approve the slate of Committee Chairs. The motion was passed unanimously by the board.

OFFICERS' REPORTS

President-Bill Stephenson

- Has contacted the "Fire Wise" program at the Arizona Department of Forestry to do an assessment of fire hazards in the HOA's common area. The assessment will take place February 7.
- Bill presented a "Thank You" card to George Pavey for his service on the board and to the HOA. He also sent a card to Jane Anderson celebrating her 100th birthday.

Vice President-Dan Thompson-newly installed

- No report

Treasurer-Sandy Cooney

- Dues have been collected from 86 households. A reminder email was sent on January 19 to those household not paid. A late fee of \$32 will be assessed if not paid by January 31.
- The financial Review Committee has been established. Sandy thanked the new members; Steve Chase, Dan Schmitt, Sharon Deno. Ernie Stelzer will be the board liaison. A meeting of the committee will be scheduled in early February.
- The officers of the board will need to sign signature cards at BMO Harris as soon as possible.

Secretary-Jackie Means

- Have received a total of 9 "Rental Forms" from homeowners
- New resident lists will be posted on the new website after Wednesday, Feb 2.

COMMITTEE REPORTS

Architecture-Mark Spence

- The new Solar Request and Architecture Renovation worksheets are complete and will be posted on the new website.
- The “walk around the HOA” review will be complete by April 1. This process checks for household compliance with the CC&Rs and should be done every 2 years.
- The committee will next be investigating the county’s Dark Sky requirements and its impact on the HOA.

Social-Shawneen Schmitt

- Announced the February 2 social has been cancelled.
- The March 13 “get together” is still on but any cancellation needs to be done by the middle of February for notification to GVR. Suggested this be discussed at the Board planning meeting on February 16.
- Thirsty Thursday is scheduled for February 17 and is weather dependent. Mark Spence had previously suggested to Shawneen that a Thursday event might be held at the west end of Alegria.
- Shawneen requested the names & addresses of the renters to receive flyers regarding social events. Also, a question was raised regarding possibly asking the Welcome committee to drop off flyers to the renters.

Landscape-Tim Cooney

- Landscape crew is moving west to east covering one street at a time and are done with common area on Rubies and Diamantes. The volunteer numbers are between 12 and 20 for Tuesday’s work
- The Alegria rock project is complete
- The crew continues to work on household landscape requests.

Roads-Bob Post

- Sandy Cooney & Bob developed a “revised paving road projection”. The projection is for 40 years in 5-year increments. It is based on 3% annual inflation. Beginning in 2022 an annual contribution of \$20,000 and increasing \$2,000 annually each 5-year period thereafter.
- The table is attached. This highlights the need for continued contributions to the road reserve for years to come.
- This projection document should be revisited on a routine basis.

Welcome-Gill Batterman

- Committee met last week and a topic of the future of “block captains” was discussed. It was decided to ask the block captains for their input and a meeting is to be scheduled for the first week in February.
- Requested any ideas for the Welcoming committee to be sent to Gill.

Nominating-Jackie Means

- No report-always looking for volunteers

Green Valley Council-Jackie Means

- Discussion with the new CEO ...Expressed concern regarding the lack of masks & social distancing at the board of representatives meeting...other HOA reps have shared the same concerns & attendance is down. No solutions presently.
- New website is finally launching next Monday, January 31. We will have a link to GVC on our new website after next week.

UNFINISHED BUSINESS

Website Optimization Update-Bill Stephenson

- Comments are to be in by tomorrow for new look and usability.
- Launch will be in February

Traffic Signs-Dan Thompson

- All new signs are installed.

- Shawneen Schmitt stated traffic seemed to be slower
- Suggestion was made to put a speed sign going east near the Topa curve.

Alegria Edge Pavement Protection Project-Bill Stephenson

- The edge along Alegria pavement from Rubies to the west to the start of the houses on Alegria is complete.

Alegria Drainage Repair-Bill Stephenson

- The design proposal from the county suggested a small demo area should be done first. This will help determine if it can be done with volunteers or will need to be contracted. The demo project will begin in a few weeks.
- Shawneen suggested that everyone take a look at the damage on the side of Alegria.

Book Exchange-Renae Hengel

- No Report. Sharon stated that Renae continues to work on the project.

RECOGNITION-Bill Stephenson & Others

- Bill shared with the group that the board sent George Pavey a thank you card for his service on the board
- Bill thanked Dan for his willingness to serve as VP for the next year.
- Bill was thanked & recognized for his work over the last year on the CC&Rs and keeping the Board functioning through the pandemic.

BOARD PLANNING MEETING-

- Wednesday, February 16, 2022 @ 9:30 am on Zoom.

NEXT BOARD MEETING

- Wednesday, March 9, 2022 @ 9:30 on Zoom

ADJOURNMENT

The motion to adjourn was made by Sharon Gaipman and seconded by Ernie Stelzer and approved by the board. The meeting was adjourned at 10:19.

Submitted by
Jackie Means
January 26, 2022