

**Green Valley Townhouse II Association, Inc.**  
**PO Box 71**  
**Green Valley, Arizona 85622**  
**www.gvth2.org**

**Monthly Board Meeting of the Green Valley Townhouse II Association, Inc.**

4:00 pm, Monday, September 9, 2019

BMO Harris Bank Conference Room

Green Valley, Arizona

**Call to Order/Approve Agenda**

President Ken Wilson called the meeting to order at 4:07 pm. Board members Jim Gaskell, Tim Hickman and Victoria Alcorta were also present. The agenda for the September monthly meeting was accepted as presented by the board members.

**Approval of May Board Meeting Minutes**

Jim Gaskell moved to accept the minutes of the GVTH II Association May Board Meeting as presented. Victoria Alcorta seconded the motion. The minutes were approved unanimously.

**Treasurer's Report**

Treasurer Tim Hickman submitted a printed, itemized report of the association's finances.

Actual expenses: \$3345.93,38

Income less expenses: \$3266.38

Money Market Account: \$15,269.68

Business Checking Account: 18,856.89

Tim also reported that two open sales are in process at 369 Paseo Chico and 353 Paseo Chico.

Victoria Alcorta moved to accept the treasurer's report as presented. The treasurer's report was unanimously accepted by the board.

**Website/eBlast/Newsletters**

The board agreed that the minutes of all board meetings are to be posted on the association website.

Ken Wilson submitted to the board members a document that synopsized often referenced topics addressed in the current CC&R's that are of interest to all members.

The list references page and section of the CC&R's for additional reading. Ken will forward a copy to Victoria to include with our minutes. An eBlast can announce them in our next issue and we can post on the website for the benefit of the membership.

All four board members signed the Code of Ethics and Commitment Agreement.

**Partnering**

The board discussed the issue of our roads and the continuing ineffectiveness of the county to remedy the situation. Ken spoke of working with the committee appointed by the Pima TAD of which he is a member (Green Valley Prioritization Committee) and the subsequent frustration when the committee's recommendations were not included the

county's decision making process. He also has worked with the GVC and other HOA groups in Green Valley. One area to be explored is the use of media to bring broader attention to the many failed roads in our community.

Alternative means for funding the restoration of the roads was also discussed. It was agreed that more information is needed before the board presents alternatives to the membership.

The question of partnering with the GVC and the plumbing contractor who offers insurance covering waterlines/sewer lines was discussed. The board needs clarification about the issue and tabled further discussion until Lou Habeman returns and can shed light on sewer/water policy. Jim will also review his policy closer to answer our questions.

The board decided unanimously that the association will not endorse or disseminate a list of independent or preferred contractors. Our local Ace Hardware has a good list of contractors if needed.

### **Committee Discussion and Liaisons**

Committees:

#### **Architectural Committee:**

Jan Affinito, Jane McCotter, Krina Van Ry, Linda Armagast, Michael Connell, Bruce Summers, Jim Gaskell(c)

#### **Property Management Committee:**

Joyce Ring, Susan Rand, Marcy Jaffe, Susan Loos, Deb Affinito, Jamie Gaskell, Dave Sigmon(c)

#### **Community Enrichment Enrichment Committee:**

Barbara Bonin, Jamie Gaskell, Jane McCotter, Krina Van Ry, Susan Rand, Susan Loos, Victoria Alcorta(c)

The following topics concerning committee procedures were discussed and agreed upon. The Board will encourage committee chairs and liaisons to bring these recommendations to their committees during the first meeting following the snowbirds return.

1. The number of members on a committee is not limited at this time. The board encourages all members to volunteer in ways that they can contribute to the well being of the community. The chairman of a committee can ask a member to resign if that person is not contributing to the goals or attendance of the committee.
2. Community members who are not property owners may vote in committee, but not in a general membership meeting.
3. No individual member of a committee may render a judgment as to the acceptability of a request from a community member; all requests must go through the committee.

4. All committee members need to respond in a timely manner, especially in the summer, to a request for approval of an action by a community member.

5. In the event of a property rental the owner is responsible for ensuring that the renter is given a copy of the association CC&R's and By-laws.

6. The topic of approved paint colors for the community was addressed. It was agreed that per our current CC&R's, if the color was not out of harmony with the current community colors, or surrounding environment a color coding was not necessary. The Architectural Committee would request a swatch of the color for consideration. Each submission would be based on its own merits for approval.  
(The above discussions should be made part of our next eBlast with the inclusion of the CC&R Tool).

The board and members present reported that all the feedback concerning the cleanup work at the entrance to GVTH II has been very positive. Frank Goff is working on a proposal to do a similar project on the edge of the walkway along the 300 block of Paseo Seco. This work will include the placement of rocks to discourage the erosion of soil. The board also approved the formation of a work party to be organized by November 1<sup>st</sup> to do general cleanup and maintenance to maintain Frank's work.

Victoria Alcorta announced that she had sent a proposal to the members of the Community Enrichment Committee to hold the welcome back breakfast, which had been discussed at the April meeting of the committee, on Saturday, November 23<sup>rd</sup> from 8 until 10 am near the junction of Penasco, Seco and Chico.

#### **Homeowner's Pole Lighting**

The CC&R's require each owner to maintain lighting and repairs. Susan Loos will assist if needed. We have four lights requiring being lit even when it is a snowbird property. The responsibility should fall to the Property Mgt. Committee to contact the owners. Susan's number is 612-772-5678, or, [susanloos@me.com](mailto:susanloos@me.com).

#### **Open Association Membership Topics**

Members attending the meeting had left, having had their questions answered and concerns addressed.

#### **Future Board Meeting Schedules**

All future board meetings are scheduled for the first Monday of each month at 4pm in the conference room of the BMO Harris Bank on Continental Road; any change in the schedule will be disseminated through an eBlast, the website and signs placed in the community.

The association website is: [gvth2.org](http://gvth2.org)

The password into the documents section of the website is: IcanC.

#### **Executive Session**

It was decided that the board needs to formulate and adopt a formal procedure to address delinquent payments for assessments.

The board voted to defer the addition of a new board member until the annual Meeting of February 2020. Requests for members to submit their names as candidates will go out on the website in December and January.

Victoria Alcorta moved to adjourn the meeting. Jim Gaskell seconded the motion. The board voted unanimously to adjourn at 6:56 pm.

Victoria Alcorta

September 22, 2019

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Victoria Alcorta, Secretary

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Date