

GREEN VALLEY TOWNHOUSE ASSOCIATION, INC.
P.O. BOX 0009 GREEN VALLEY, AZ 85622-0009
APPROVED MINUTES
SEPTEMBER 7, 2018 9:30 AM
UNITED METHODIST CHURCH
300 W. ESPERANZA, GREEN VALLEY, AZ 85614

1. ROLL CALL - Notation of quorum - Zielbauer and Serwin absent, Reed will take minutes.
2. APPROVAL OF DRAFT MINUTES
MOTION: Moved by Reed, second by Wright, to approve the draft minutes of July 6, 2018, as presented.
VOTE: 5-0, unanimous
3. AMEND/SET AGENDA
4. DIRECTOR AND COMMITTEE REPORTS
 - a. Financial - Frybarger reported that year-to-date 12 property transfers were processed for \$4800
 - b. Architectural - Wright reported partial results of the paint color surveys with Th1 favoring the original paint scheme, TH2 prefers a whole new plan, and TH5 wanted TO ADD options for different door colors. TH2 and 5 have not yet completed reports; a pergola approval for th5 was approved and completed to specs
 - c. Website - Gaskell
 - d. Safety - Zielbauer - absent
 - e. Legal and property maintenance - Linda Reed - postponed to new business
5. MEMBER INPUT - Joan Cultice offered appreciation to current and past board member service and road pavement
6. OLD BUSINESS - None
7. NEW BUSINESS/DISCUSSION/ACTION ITEMS
 - a. Presentation - Don Weaver, Green Valley Council - Reed introduced and thanked him for help with Fairfield drainageway problem. Weaver focused on road bond issues, hospital advisory committee and its importance to GV and invited all to new grand opening on Oct. 27. He also stressed if there are road or infrastructure issues they should be reported to GVC because it is the link to county government.
the GV hospital infrastructure issues they government.
b. Fairfield drainageway TH1 - Reed explained that the drainage way in TH1, (subject of recent problems) has been donated to the Association and it will now be responsible for maintenance and annual taxes of \$9.87. Recent maintenance totaled \$1300.
MOTION: Moved by Wright, Second by Reed, to accept ownership of Parcel # 304-21-053E - from Fairfield Green Valley, Inc. and conveyed to Tucson Green Valley No. 1.
VOTE: 5-0, accepted unanimously
 - c. Potential HOA split into 3 separate neighborhood - Reed reported on the meeting with legal counsel regarding the possibility of splitting the 3 neighborhood, see attached. She will direct membership feedback by email or phone to Reed and Serwin and comments will be forwarded to the Board at a later date.

MOTION: Moved by Reed, second by Wright, to proceed with determining a tentative timeline, membership mailing to include pros and cons, and membership vote procedure.

VOTE: 5-0, passed unanimously

The authority to get proposal and sign contract with legal counsel was held until the October meeting.

8. MEMBER INPUT - grateful for roads and work on drainageway
9. FUTURE AGENDA ITEMS - Legal contract for split?
10. ADJOURNMENT - 10:30 am.

Respectfully, Deb Serwin, Secretary.