

Green Valley Townhouse II Association, Inc.
Jan. 6, 2020 – Minutes of BOD
4:00 pm. Monday, January 6, 2020 • BMO-Harris Bank

I. Call to Order/Approve Agenda

President Ken Wilson called the meeting to order at 4:00 All board members were in attendance.

Fred Taylor moved to accept the agenda as presented.

Victoria Alcorta moved to accept the agenda as presented. Victoria Alcorta seconded the motion. The board unanimously approved the agenda.

II. Approval of November Board Meeting Minutes

Fred Taylor moved to accept the minutes of the GVTH II (HOA) December meeting as presented. Jim Gaskell seconded the motion. The minutes were approved unanimously.

III. Treasurer's Report

Treasurer Tim Hickman presented the financial report:

The balance in the association's checking account as of December 2, 2019: \$9224.66

The balance in the association's Money Market account as of December 2, 2019: \$15,271.59

The balance in the BMO CD as of December 2, 2019: \$10,000.00

Total HOA funds as of December 2, 2019: \$34,496.25

Fred Taylor moved to accept the treasurer's report. Victoria Alcorta seconded. The board accepted the motion unanimously.

Annual Assessments:

President Ken Wilson recommended to the board that the annual assessment remain \$100.

Fred Taylor moved to accept the recommendation. Victoria Alcorta seconded the motion. The board voted unanimously to an annual assessment per lot of \$100.00

IV. Old Business

A. Review recommended changes to the following Articles of the Bylaws:

Article III Section I modified to read "The board of Directors shall consist of no fewer than Five (5) members of the Corporation."

Article II Section I modified to read "The Annual Meeting of the corporation shall be held on the first Monday in February of each year."

Article III Section 9 added to read "The standing Committees of the Association shall be: adding the Community Enrichment Committee and Nominations Committee."

B. Review recommended rewrite of GVTH II CC&Rs by the Ad-hoc Committee

The board reviewed and accepted the recommended rewrite of the Association's CC&Rs with minor changes. See CC&Rs document online.

The board also agreed that the new CC&Rs were subject to legal review and agreed to pay the \$350.00 fee for the service.

C. The board reviewed and accepted the Absentee Ballot to be sent to all members.

D. Discuss notification procedures

Hand delivery, USPS and email will be utilized to make available to all members the documents for the Annual Meeting on February 3rd, 2020.

V. New Business

A. GVTH II Annual Meeting

1. The agenda for the Annual Meeting was approved.
2. The social event following the Annual Meeting is being planned by the Community Enrichment Committee.

VI. Committee Topics to Discuss

A and B.

Jim Gaskell and Dave Sigmon stated that all topics of concern to the Architectural and Property Management Committees had been discussed during the review of the CC&Rs.

C. Victoria Alcorta requested up to \$300 for the Community Enrichment committee to fund the social gathering following the Annual Meeting. The board approved the request.

VII. OPEN ASSOCIATION MEMBERSHIP TOPICS

Dave Sigmaon requested that \$1000.00 in the annual budget be set aside to fund the beautification/ maintenance of common property during the 2020 fiscal year. The board approved the request unanimously.

VIII. BOARD MEETING - SCHEDULE

The January HOA Board Meeting will be held in conjunction with the Annual Meeting on Monday, January 6th at 4pm in the Harris BMO Bank conference room.

IX. ADJOURNMENT

President Ken Wilson moved to adjourn the meeting at 6:10 pm. Victoria Alcorta seconded the motion. The motion passed unanimously.

Minutes submitted by:

Victoria Alcorta, Secretary

January 9, 2020

www.gvth2.org

Members in attendance:

Bob Armagast, Linda Armagast, Krina Van Ray, Dave Sigmon, Susan Rand, LaNeda Kuhler
Andrea Mullenbach Wessel, Brian Wessel, Joyce Minatra, Jack Minatra, Marcy Jaffe, Mike
Connell, Susan Loos, Joan Nason