

GREEN VALLEY TOWNHOUSE ASSOCIATION, INC. (GVTH125.com)

BOARD OF DIRECTORS MEETING—NOVEMBER 2, 2018—Friday 9:30am

Green Valley Methodist Church, Esperanza and LaCanada, Green Valley, AZ 85614

MINUTES OF BOD MEETING: 10/5/2018

President David Hinkel called meeting to order and established a quorum. All present but Jim Gaskill. In addition to the BOD, thirty homeowners attended.

Minutes of September 7 meeting approved.

Director and committee reports: Frybarger/Financial: had been 12 transfers this year for 4.8; Wright/Arch: one approval of driveway extension in TH2 and recommended new 40watt soft white LED bulbs for post lights; Jim Z/Safety: problem with cactus in median, GVC needs to be contacted; Reed/TH2 is cleaning their common area, hired Chris Ring for cactus removal and monsoon cleanup (\$300).

Legal/ Member Input: Discussion among members about the potential split: easier to manage if smaller entities; less liability if reserve resources lower per HOA; less threat of future management company involvement; pride in neighborhood and closer communities.

No old business.

New business: Reed reported on feedback on mailing about the potential split, mostly favorable at this point, concerns about cost to homeowners. Explained it would be \$750 per HOA, Attorney would handle all financial redistribution and establish the three new legal entities.

Reed requested Board approve hiring Phoebe Harris as our new HOA attorney. Frybarger and Wright moved and seconded and Board approved unanimously.

Member input: Betty DeVoto read a letter expressing concerns about split and lack of audit and budget.

Others expressed concerns about contacting non-computer literate homeowners.

Meeting adjourned at 10:30am. Reed and Wright moved and seconded. All in favor.

Next meeting is November 2, 2018