

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

1. ROLL CALL – quorum was met. Absent Frybarger and Wright. 22 homeowners were present.
2. APPROVAL OF DRAFT MINUTES – October 5, 2018
3. AMEND/SET AGENDA: No change
4. DIRECTOR AND COMMITTEE REPORTS (REPORT ON PAST ACTIONS, NOT NEW BUSINESS)
 - a. Financial – Reed reported for Frybarger: Nancy Peterson is performing 2017 audit.
 - b. Architectural – Hinkel reported for Donna Wright: No new applications last month.
 - c. Website - Jim Gaskell: apologized for not getting agenda on site. Will update soon.
 - d. Safety - Jim Zielbauer: nothing new, but is concerned about state of median and alley growth.
 - e. Legal and property maintenance - Linda Reed reported Jim Z will take on the Property Maintenance role for the Board. He will need one person from TH 2 and TH1 to volunteer for his committee. Sanchez has agreed to do 5. Shirley Harris has volunteered to be lamplighter for TH5. The lamplighter simply keeps an eye on the front posts and lets people know if their light is out. It is the homeowner responsibility to replace the bulb, but Harris said she could help. President sent letter sent to Phoebe Harris engaging her as our Attorney per last month's motion and vote.
5. MEMBER INPUT – Holcomb requested signage “Walk at own risk” for drainage in TH1, as it is very uneven. Karen West informed us it is best to contact GVC will have Freeport McMoran clean patios after dust storm.
6. OLD BUSINESS
 - a. Paint color committees update—President Hinkel requested we suspend the color committees until the final decision about the separation of the three neighborhoods. Reed moved and Jim Z seconded. Passed.
 - b. Update on responses to HOA Split mailing: Reed reported receiving 14 responses, email and phone, to September letter explaining the process and costs of a potential separation of the three neighborhoods. Most were in favor of the separation and wanted more information about finances. (Reed will include these in a document and Gaskell will post on the website).
7. NEW BUSINESS/DISCUSSION/ACTION ITEMS
 - a. Reed requested, in response to homeowner input, that we do a single issue Special Ballot mailing next week to vote on HOA separation before annual meeting in order to simplify the collection of annual dues after January 1, 2019. If a decision is made to separate, the dues would go directly to the individual associations, if not we would proceed as usual. Jim Z moved, Reed seconded and vote was unanimous.
 - b. We still need leaders from each Townhouse section to follow up on obtaining member input and their vote on the separation issue.

c. Wright, via Reed requested Annual Meeting be moved up to January 11, 2018 to accommodate full Board Member presence. Jim Z moved and Reed seconded

b. Maintenance issues by neighborhood. Not addressed.

8. MEMBER INPUT: Most of the discussion was about the pros and cons of the potential separation of the three neighborhoods into their own independent homeowner associations. Please review the letter the board sent in October for more details. Send comments and questions to the entire board via Email only. We will post them on the website and include them in the Special Ballot Mailing.

Homeowners requested a straw poll as to the feasibility of the separation. Hinkel first asked for a show of hands determining numbers from each neighborhood. Seven people present from 1; six from 2 and six from 5. In favor of separation were 15 and not in favor were 6. This is not a scientific poll, as some people who may be ineligible to actually vote may have raised their hand. Numbers do not line up perfectly as couples usually have one vote but may have raised hands. ***A two thirds majority will be needed to pass any special initiative.***

10. ADJOURNMENT at 10:30am. Jim Z moved, Gaskill seconded. Unanimous.