

**Green Valley Townhouse II Association, Inc.**  
**P.O. Box 71**  
**Green Valley, Arizona 85622**  
[www.gvth2.org](http://www.gvth2.org)

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

4:00 pm, Monday, May 6, 2019

BMO Harris Bank, Conference Room

Green Valley, Arizona

**Call to Order/Approve Agenda**

President Ken Wilson called the meeting to order at 4:05 pm. Board members Jim Gaskell and Victoria Alcorta were also present. Edna Mae Rewers participated by phone.

The agenda for the May monthly meeting was accepted as presented by board members.

**Approval of April Board Meeting Minutes**

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

**Treasurer's Report**

In the absence of the association treasurer, Tim Hickman, President Ken Wilson gave the financial report:

The balance in the checking account: \$17,222.22

The balance in the Money Market: \$15,267.10

Fifteen members are in arrears for the 2019 assessment.

The sale of the property at 369 Paseo Chico has been transferred to the VA and is currently being handled by a real estate agent from Tubac.

Two pending sales will yield \$800 in transfer fees to the association when completed.

Victoria Alcorta moved to accept the treasurer's report. Jim. Seconded the motion. The report was accepted unanimously.

**Public Notice of Board Meetings**

President Ken Wilson explained that the membership will be advised of board meetings at least 48 hours before the scheduled meetings. Future meetings are also listed at the end of the minutes of every board meeting.

**Code of Ethics and Commitment Agreement**

President Ken Wilson reported that the discussion of the Code of Ethics and Commitment Agreement is in process.

**GVC Presidents' Meetings**

President Ken Wilson has been invited to join the Presidents of HOA's of Green Valley and to participate in the Green Valley advisory committee to the Pima County TAC. Ken will attend the meeting on May 9<sup>th</sup>.

Victoria Alcorta will attend the meeting of the Pima County TAC on Tuesday, May 28<sup>th</sup> at 12pm in the Abram Health Center in Tucson.

### **Committee Discussion and Liaisons**

President Ken Wilson identified the three approved committees of the association, their chairpersons and liaisons to the board:

The Architectural Committee, Edna Mae Rewers as chairperson and liaison

The Property Management Committee, Jim Gaskell as liaison and Dave Sigmon as chairperson

The Community Enrichment Committee, Victoria Alcorta, chairperson and liaison

President Ken Wilson presented a bullet point reference to the CC&Rs for the Architectural Committee reference. Edna Mae suggested that the topics also be numbered as on legal paper.

It was decided that the issue of rental properties within the association should be the purview of the Property Management Committee. After much discussion of rentals, voting rights, and proxy privileges the board agreed to gather more information through the GVC about the way other HOAs in the area handle these issues and also the legal parameters that are applicable.

Two common areas in need of maintenance were identified, the triangle at the entrance to the neighborhood and the stretch along Paseo Seco from Penasco to Paseo Corto between the easement and the street. Dave Sigmon, as chairperson of the Property Management Committee, reported to the board the process for determining the needs of the areas and choosing the best bid for the project. Dave recommended Frank Goff to complete the work at the triangle for the fee of \$600.00, with the understanding that if the work was completed satisfactorily, Mr. Goff would be hired to do the work on Paseo Seco in the future for \$500.00. The Property Management Committee agreed to take responsibility for identifying volunteers who would continue its maintenance.

Victoria Alcorta made a motion to hire and pay Mr. Goff when the work was completed. Jim Gaskell seconded the motion. The motion passed unanimously.

Victoria Alcorta reported that the community Enrichment Committee had made some suggestions for social activities throughout the year but that no set plans were made. She suggested Saturday morning coffee gatherings at different members' homes, especially during the summer months. The committee will meet again in early October.

### **Open Association Membership Topics**

No new topics were introduced as the president had opened discussion during the meeting on the issues of rental property, voting rights and proxy privileges.

### **Future Board Meeting Schedules**

The next board meeting is scheduled for Monday, September 9<sup>th</sup>. (The first Monday of the month is Labor Day.) For the remainder of the calendar year the meetings are scheduled for the first Monday of each month at 4 pm in the conference room of the BMO Harris Bank on Continental Rd.

Further information is available at the association website: [gvth2.org](http://gvth2.org)

The password into the documents section of the website: **IcanC**

Jim Gaskell moved to adjourn the meeting. Victoria Alcorta seconded the motion. The board voted unanimously to adjourn the meeting at 6:02 pm.

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Victoria Alcorta, Secretary

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Date