

## **GV Fairways BOD Meeting - November 24, 2010**

**Present:** Ralph Potteiger, Len Defendorf, Susan Ford, Sue Jones, Jan Lorimer, Don McSurdy, Bill Knowles, Chuck Johnson, Carol Kay  
**Guests:** Joyce Mohr, Bud and Jean Stanley, Chuck Hill, Jim Ellis

The meeting was opened by President Len Defendorf at 9:30 am at the American Title Company building.

**Minutes:** Bill moved and Sue seconded a motion to accept the minutes. Motion passed unanimously.

**Agenda:** Ralph moved and Len seconded a motion to accept the agenda as written. Motion passed unanimously.

**Architectural Committee Report:** 2 requests this past month and both were approved. Don moved and Carol seconded a motion to approve the Architectural Committee report. Motion passed unanimously.

**Deed Adherence:** 18 contacts in the last month. All complaints except the one involving the illegal RV parking have been handled. Carol moved and Sue seconded a motion to approve the Deed Adherence report. Motion passed unanimously.

**Financial Reports:** Joyce handed out the October report. There were no questions. Carol moved and Sue seconded a motion to approve the Bookkeeper's report. Motion passed unanimously. Treasurer Sue reported Washington Federal required the Secretary's signature before rolling over a CD. Susan moved and Ralph seconded a motion to approve the Treasurer's report. Motion passed unanimously. Sue also said M & I bank would like to advertise in our newsletter and Web site. Jan said she needed a business card.

**Old Business:** Bill wanted the signature of all Board members who approved the CC & Rs going to members in January to be sure it is legal. Carol said our Attorney had written the last page with places to be signed by the President and Secretary but the document needed to be approved by members first.

Len asked Carol to read the AZ Planned Communities Act list of what needs to be sent to prospective GVFW homeowners by Joyce. To be sent: A copy of the bylaws and declaration, a dated statement with the telephone number of a contact on the Board, the amount of dues and any dues or fees owed by seller, the amount of the reserves, any violation of CC & Rs by seller with alterations or improvements unless more than 6 years ago, pending litigation, copy of current operating budget, copy of most recent financial report. Carol also said there are requirements for Jim Ellis to include in his letters to homeowners.

Len asked about the ballot. Carol said it needs to be sent on January 24th. Len and Carol will design the ballot and include a vote to join or not join GVCCC. We will include Pro and Con statements.

Len reported he had called the solar contractor to tell him the Board did not approve his presentation to the Board

Chuck reported on his phone calls to 5 HOAs asking their fines and the name of their Attorney. He also gave the Board a list of local Attorneys who specialize in HOAs and CC & Rs. No vote was taken.

Jan asked the Board to vote to approve the CC & Rs as sent to each Board member. Sue moved and Ralph seconded a motion to approve the CC & Rs to be sent to all homeowners. Motion passed unanimously.

Chuck said we needed 2/3 of residents to approve but Len read the Bylaws and Jan reminded the Board of the CC & R approved last year by residents.

Carol and Len will research the need to have return addresses or lot numbers on the return envelope. Len said no ballot would go to a resident not in good standing. Len will talk to Ed Musson.

Motion to not meet in December by Carol. Seconded by Susan. Motion passed unanimously.

Chuck Hill has re-typed the By-Laws and Articles of Incorporation so that these sections will stand alone. He also asked that the date of the CC & Rs (2004) be eliminated.

Bud again said the Palm trees will be trimmed.

Don moved and Carol seconded a motion to adjourn. Motion passed unanimously. Meeting adjourned at 10:42 am.

Carol Kay, Secretary