

Green Valley Fairways HOA--Board of Directors meeting 1/26/11

Present: Len Defendorf, Carol Kay, Jan Lorimer, Ralph Potteiger, Don McSurdy, Chuck Johnson

Absent: Susan Ford, Sue Jones

Guests: Joyce Mohr, Jim Ellis, Bud and Jean Stanley, Sybil Adams, Ann Rangas, Bob Cain, Jack and Darlene Powell, Chuck Hill

The meeting was called to order by President Len Defendorf at 9:30 am at the American Title Company meeting room.

Minutes: Ralph moved and Don seconded a motion to approve the minutes as sent to the Board. Motion passed unanimously.

Agenda: Carol moved and Ralph seconded a motion to approve the Agenda as written. Motion passed unanimously.

Architectural Committee: There were 8 requests since the November meeting. All were approved. Chuck reported he has all the hard copies of permits in his file. Don moved and Carol seconded a motion to approve the Architectural Committee report. Motion passed unanimously.

Deed Adherence: Jim reported 22 contacts since the November BOD meeting. He is seeing more barking dog complaints and asked Jan to put another notice in the newsletter. Ralph moved and Chuck seconded a motion to approve the Deed Adherence report. Motion passed unanimously.

Bookkeeper Report: The CD has been rolled over. Chuck moved and Carol seconded a motion to approve the Bookkeeper's report. Motion passed unanimously.

Treasurer's report: Sue not at this meeting

Old Business: The CC & R revisions will be mailed next week. Carol thanked everyone for their help stuffing envelopes for the 2 HOA mailings. Jan moved and Ralph seconded a motion to give Carol \$50 for her expenses. Motion passed unanimously.

Carol reported the BOD election has 4 candidates. One is a former G.V. Fairways Director. The ballot issue was a Yea or No vote for rejoining GVCCC. Ballots will be counted at the February BOD meeting on the 23rd.

Chuck researched Attorneys by calling different HOAs. He said there are not many who have Green Valley addresses. Chuck said one of the Attorneys was an advisor to GVCCC and he would get that name.

New Business: Len asked about the newsletter committee. Jan said Carol, Don, Sue have been on the committee. Len asked Chuck and Ralph to be on the committee. Ralph accepted and Chuck did not because he has computer problems.

Len asked if the Board wanted to set fines. Chuck has asked some HOAs what their fines were and there was a large variation in amounts. Jan reminded Joyce that the AZ law sets fines for overdue dues at 10% of the dues amount. Ralph said he would rather apply fines depending on the situation. Jim asked how often the \$100 fine in his letter should be applied--daily, weekly, monthly. The Board may revisit this. Ralph moved and Don seconded a motion to make the \$100 fine a one time fine. Chuck felt a standard fine would be OK because it is added to a lien. The Annual Meeting is February 25th--1:00 at the East Center. CC & R's will be discussed. Chuck will explain how the Architectural Committee functions. The Budget will be presented and voted on. Len said the Capital Reserve Fund has reached the goal of \$40,000 and that we should reduce the dues to \$25. Chuck moved and Ralph seconded a motion to not change the amount of dues. Chuck, Ralph, Don, Len voted to approve the motion. Carol and Jan voted against the motion.

Len will bring the Board name cards to the meeting.

Carol will find 2 people to sit at the welcome table and will bring the sign-in sheets. The CC & R vote results will be counted at Carol's house March 5th at 10:00. Please attend to help.

Jan explained what happens if the CC & Rs pass. Len and Carol will have their signatures notarized and the entire packet will be taken to Pima County.

Guest: John Powell read a letter asking the Board to approve the parking of his RV (Class B) in his driveway. Len read the CC & R that denies parking a RV in a driveway if it doesn't fit into the carport. Chuck said the Board tries to keep the community up by having rules and that we must say no. Ralph made a motion to vote on the issue. There was no second and the motion died. Len will write a letter to the Powells. They will have 30 days before being fined,. Mr. Powell said he would not pay a fine.

Bob Cain reported a better way to stop dog barking. It requires much documentation and a solid paper trial. His next step is to call the Sheriff. Len thanked him. Mr. Cain also complained about trees blocking the County easement behind his house. Bud said the Co told him they would get to it. Ann Rangas FWIII asked for an exception to hold a one time 3 day patio sale. Don moved and Carol seconded a motion to allow the 3 day sale. Motion passed unanimously. Chuck Hill thanked Ralph and Chuck for their Pro and Con statements for the GVCCC vote. A notice about the Annual meeting will go into Happenings in the GV paper.

Len moved and Ralph seconded a motion to adjourn. Motion passed unanimously. Meeting adjourned at 10:45 am.

(A letter regarding the vulnerability of residents to schemes that might affect their limited resources was read by Chuck. It is in the meeting information binder)

Carol Kay, Secretary