

## **September 28, 2011 Green Valley Fairways Board of Directors meeting**

**Present:** Don McSurdy, Carol Kay, Susan Ford, Sue Jones, Chuck Johnson, Bettye Jo Preis, Len Defendorf

**Absent:** Jan Lorimer

**Guests:** Ralph Potteiger, Jim Ellis, Ed and Gloria King, Sybil Adams, LuAnn Champlin, Margarita E Jacome, Caroline Higer, Wayne and Shirley Rodgers, Bill Knowles

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

**Minutes:** Approved as written

**Meeting Agenda:** Approved as written

**Architectural Report:** Chuck read a letter requesting the Board to adopt standard colors. (the letter is included with this report) He handed out Dunn Edwards Spanish/Mediterranean color charts. He asked Board members to x out colors they don't like for a discussion next month. Bettye Jo handed out pictures of a red and pink house and said she is for a list of approved colors. Sue asked about combining colors from the chart that might be unpleasant to the eye. Susan didn't see the need. Len said he has been worried about paint choices for a long time. 12 architectural requests were all approved. The Architectural Report was approved. Edgar Martinez from American Family Insurance spoke about our 3 insurance policies. He said we have the lowest rates possible because we have no common areas or properties. He was asked to give us a quote for raising our Fiduciary Bond to \$50,000 from \$25,000. He answered questions.

**Deed Adherence:** Jim E sent 250 weed letters at the beginning of September warning homeowners to clean up yards by the end of September. Jim said he gives the names of several landscapers to homeowners who ask for names. The homeowners must contact the landscapers and arrange for prices. Chuck said Jim needs more help from the Board by setting fines and applying liens. He said we need to hire people to clean yards and then charge homeowners for the cost. He also said letters to homeowners need to have a specific date to comply before landscapers would be sent in to clean. Len was asked the cost to apply a lien and he said he would call the attorney. Deed Adherence report accepted.

**Financial Report:** Len handed out the reports. Carol questioned the Liability amount. Len said he would check with Joyce. Financial Report accepted with one question to be answered. CC&Rs: Tabled. Bettye Jo asked if homeowners can ask for an exception of shed size. Len said yes. Carol said the shed issue would be on the ballot in January.

Median Green": Bettye Jo is waiting for people to get back from vacation

Newsletter. The next one will be the first of December

**BOD appointment:** Len asked for a vote to appoint Ralph Potteiger to a term lasting until 2013.

Carol moved and Don seconded a motion to seat Ralph. Motion passed unanimously.

**Lewis Seminar:** Susan reported on the Leadership Conference Len, Chuck, Susan and Carol attended. It covered legal issues, insurance needs and running a Board meeting. Lewis Corp is a HOA management company. It would cost homeowners much higher assessments. Chuck says he doesn't want to increase dues.

**Audience:** Bill Knowles said the Board was doing a poor job and communication was poor. He wants monthly newsletters, committees, a ladies lunch group and more communication. He said it was poor only 50 people attend the Annual meeting. He said no one knows about the monthly meetings and that he could not get on the Web site. Carol will put monthly notices in the paper. Bettye Jo wants to revisit the newsletter topic. Guests complained about children living in Fairways. Jim writes letters and get certified statements that no child lives in the house and that grandparents babysit during the day.

Carol moved and Don seconded a motion to adjourn. Motion passed unanimously. The meeting adjourned at 11:10 am.

Carol Kay, Secretary