DATE: October 19, 2016

LOCATION: Desert Hills Social Center, Green Valley

CALL TO ORDER: Marian Miskell called the meeting to order at 12:00 P.M.

ROLL CALL Directors Present: Marian Miskell, Bob Thul, Bev Bear, Barbara Coleman, Tim Johnson, Roy Dashen and Dan Hryciw.

Management: Linda Hansen, Manager

QUORUM: Full Board represented; quorum was present to conduct an official meeting.

MINUTES: Motion to approve minutes of May 11, 2016 meeting and September 21, 2016 informational meeting was made, seconded and passed.

PRESIDENTS REPORT: Marian’s report included several matters:

• Notifications sent to homeowners to comply with grounds and architecture requirements (palm fronds to be trimmed by July 1; weed removal to be consistent including property of homeowners away from the community in summer; exterior paint peeling, etc.) Response from homeowners has been excellent, with most appreciating reminders.

• Political signage is regulated by State Statues: homeowners allowed to post signs on private property beginning 71 days prior-election; must be removed 3 days post-election.

• Announcement about the HOA website; www.deserthillsII.org, caution the website is .org, not .com. For those searching for the address on-line, the tagline for the site is “A neighborhood in Green Valley, Arizona.”

• The Board used Green Valley Council Grievance Resolution process to handle an HOA vs Homeowner dispute without incurring any new fees. Marian then described GVC function in Green Valley community for those unaware of the coordination role provided by GVC between Green Valley and Pima County.

COMMITTEE REPORTS:

Maintenance: Barbara Coleman reported that the Calderon parking issue of no extra parking has been addressed by setting aside 4-5 spaces in several common areas adjacent to houses.

Summer clean-up by Grounds Keeper has resulted in a delay of the normal landscaping schedule.

Common Area Adoptions: process was described (some homeowners have “adopted” common grounds adjacent to their private property and are maintaining these areas). Barbara disclosed a sign which will be posted on these “adopted” areas so that Grounds Keeper will know not to perform maintenance on the areas.

A View Committee is being formed with Dan Hryciw as lead. Designed to address requests from homeowners to prune or remove trees impeding views. Committee is to be comprised of homeowner volunteers.

Compliance: Dan Hryciw reported there was no compliance report at this meeting but again asked for volunteers to serve on the View Committee.

Architectural: Roy Dashen mentioned that several paint requests have been approved and emphasized that paint requests must come before all exterior painting. Linda Hansen and Roy had inspected houses on six streets. Letters indicating maintenance required were mailed to homeowners. Roy and Linda will resume project in three weeks, with goal to finish by end of year.
COMMITTEE REPORTS (Cont'd)

Streets and Arroyos: Bob Thule stated there was no current data on the Streets project. He then briefly outlined the project for those attending the first time (paying for maintenance vs a rebuild of 30 plus year-old streets).

- Civil Engineering report indicates streets need to be replaced by 2025
- 10-year road maintenance expenses will become more expensive than special assessment to rebuild roads. Budget for 2016 maintenance is $240,000.
- Rebuilding in 4 years instead of 10 will be less costly.
- Board has approved Special Assessment, pending affirmative vote by the members.
- January Board meeting will be Information re Special Assessment; February meeting will include Voting on Special Assessment.
- If Special Assessment is passed costs will be $400 Annual Dues PLUS $400 Special Assessment for four years. If the special assessment is passed, quarterly payments are being considered. If the Special Assessment is not passed, the annual dues will have to be increased to $600 to accumulate funds for the road replacement.

Neighborhood Watch: Bev Bear announced Newcomers Potluck Saturday October 22nd @ 5:00 PM. Newcomers in audience were encouraged to stand and introduce themselves. Homeowner members not Newcomers were invited to volunteer to help with set-up, food, etc. at the event.

GVC: Virginal Danieu not present. Bev reminded there will be a paper shred event in December.

Plant Rescue: Nancy & Dennis Au not present. Description of project for those unfamiliar. Nancy or Dennis Au will pick up native plants and replant them in common areas; volunteer help is used. When Au’s not in residence in the community, please call Cadden (648-6730) and Linda will contact Au’s.

TREASURERS REPORT: Bob reviewed the October Financials and said the expenses are about $17,000 over budget due to the following:

- Grounds Keeper contract over-budget $13,000; contract signed after 2016 budget prepared, scope of work done by Grounds Keeper increased; better value for money.
- Charges for copying/mailing of new HOA documents approximately $2000 over budget.
- Financial statements reviewed by independent CPA following assumption of HOA management by Cadden resulted in $2000 additional expense.

Motion: to approve the financials as presented. Motion made, seconded and passed.

MANAGERS REPORT: Linda Hansen introduced Colleen Walech who will be taking minutes today and in future. Linda then proceeded with Managers Report as follows:

- Delinquency reductions progressing with approximately $5,400 currently being handled by attorney
- Yard maintenance requests mailed
- 2 follow-ups re Palm frond removal
- Issues in Common Areas resolved
- Surveys of homes for needed maintenance have been effective
- Insurance bid requests are on-going

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Draft Budget: Linda Hansen explained that the budget had been prepared based on historical and projection starting point. Income Budget included Annual Dues at $389. General Maintenance Expense was $18,000 in 2016, reduced to $12,000 in 2017. Increase in Statements $3,680, based on need for quarterly statements (due to Special Assessment.)

2. Budget Changes: Bob Thule asked that Income be based on Annual Dues increase to $450; 2017 General Maintenance be increased to $13,000; 2017 Accounting/Tax reduced by $2,000 as no CPA annual review necessary.

   - Check on online statements rather than quarterly mailed statements.
   - Formal approval of Budget by December 1.

Motion: to set regular assessment for 2017 at $450. Motion made, discussed, seconded and passed.
NEXT MEETING: November 16, 2016, 12:00 PM at Desert Hills Social Center

OPEN FORUM:
• Several homeowners on Mendoza, Vega and Calderon complained that motorists were ignoring safe speed, stop signs and yield signs. General discussion re installing speed bumps. It was requested that Traffic Issues be on Agenda for November Meeting.

ADJOURNMENT: The meeting adjourned at 1:15.

Minutes prepared by: Colleen Walech, Cadden Community Management.