

## **CCV1 Annual Meeting Agenda**

DATE: 1/25/2025 12:00 – 3:00pm

LOCATION: GVR East Center Auditorium

President's call to order at 12:48pm

Board Members Present: Gretchen Kabler, Jim Dobbins, Theresa Poruznick, Linda Berg, Stephen Shores, Diana Lieurance and Stan Sherman

### **I. Presidents' Welcome**

- a. Gretchen welcomed everyone to the meeting, introduced the Board, and thanked the Board, our volunteers and the community for their support and involvement over the past year.

### **II. Meeting Ground Rules**

- a. We will stick to the agenda.
- b. Wait to be recognized by the Chair before speaking. We will bring you a microphone so everyone can hear you and please state your name before you speak.
- c. We will have a two-minute limit per person which will come into play particularly during the shade structure discussion.
- d. Be respectful in all conversation and don't yell, interrupt or talk over others.
- e. People who cannot abide by these rules will be asked to leave the meeting and if necessary the meeting will be adjourned.

### **III. Board of Directors Election Results**

- a. This was a blind vote with Election Buddy and all results were tabulated by the software. 74 ballots were submitted and 198 votes cast so quorum was met. The three Individuals running were all reelected: Linda Berg (65 votes), Jim Dobbins (67 votes) and Stan Sherman (66 votes).
- b. Gretchen thanked Steve Williams for managing the paper ballot process and entering them into Election Buddy. All ballots had a control number assigned by Election Buddy and election administrators can only see who voted but not who they voted for.

### **IV. Approval of Minutes**

- a. 2024 Annual Meeting Minutes – a few misspellings were brought to Gretchen's attention so those will be corrected before official posting.

- b. Marilyn West moved to vote on approval of the 2024 Annual Meeting minutes, Ruby Payne seconded and the motion passed.
- c. Nov 8, 2024 Board Meeting minutes were reviewed and Liz Dean moved to vote on approval of the minutes, Ruby Payne seconded and the motion passed.

V. Treasurer's Reports

- a. The 2024 Treasurers Report was reviewed and discussed.
- b. The Treasurer explained the proposed budget for 2025 and discussion followed. Liz Dean moved to vote on the proposed budget, John Knoll seconded, and the vote to approve the budget passed.
- c. Results of 2024 Audit
  - i. The audit was conducted by Rebecca Bower, CPA and Colleen Bergmanis. Rebecca spoke about the audit and there was only one issue, it was a check that did not have two signatures, which had already been discussed and addressed at a previous meeting. The Board now has four authorized signers to ensure two signatures on all checks.

VI. Committee Reports:

- a. Architectural
  - i. Stephen Shores reported there were 33 requests and approvals. Sixteen for house painting, two Solar panels, two new roofs, eight people raised their walls, one enclosed their carport, one was widening of a driveway, one was for attached storage, one was a new walkway and one was new windows.
- b. Yards and Alleys
  - i. Stan Sherman introduced himself and reported that he started in October of last year and he has given out 14 friendly reminders and all were taken care of immediately. The reminders were for weeds, cactus growing over sidewalk, alleys needing to be cleared and four vacant lots needed to be cleaned up. One additional lot was discussed and Stan will follow up with the owners to address clean-up.
- c. Social
  - i. Diana Lieurance was introduced and she discussed the 2025 Social Event Calendar. She talked about the parties the last three months of this year and encouraged everyone to try and attend to meet your neighbors. The calendar shows the dates selected for parties, sales and board meetings. Diana is looking

for volunteers for places to hold the parties so if you would like to volunteer please contact her at [ccv1social@gmail.com](mailto:ccv1social@gmail.com).

VII. Unfinished Business:

a. Freestanding Shade Structure Discussion

- i. Currently free-standing shade structures are NOT allowed in CCV1.
- ii. Recent construction of a couple gazebos in violation of our covenants triggered conversation and people expressed interest in allowing them.
- iii. The Board and the Architectural Committee developed proposed guidelines for consideration and discussion.
- iv. A passing vote from the community and modifications of CC&R's would be required to allow detached shade structures. Rough estimate of the cost to modify CC&Rs is around \$1000-\$2000.
  1. A discussion followed with residents giving their opinions on what shade structures should entail if accepted. Suggestions and concerns included:
    - a. Design should be Southwest in nature.
    - b. Should follow the Pima County dark sky guidelines
    - c. Limitation or not to the number permitted in a back yard.
    - d. Type of material used should allow Alumawood, for example.
    - e. Could structure be concrete with stucco like the home?
  2. All suggestions will be reviewed and discussed by the Board and Architectural Committee prior to a vote by the community.

b. Event Notice Sign update

- i. Complaints filed by CCV1 community members has resulted in removal of Joe Muscolo's A-frame sign by Pima County.
- ii. Joe Muscolo has responded by filing multiple complaints regarding all other signage posted in Pima County right of ways including our post and newsletter mailbox which Pima County will be removing.
- iii. Gretchen checked with Pima County on sign permits and there is a non-refundable cost of \$5000 just to apply for a permit.

Karen Knoll shared a Pima county rule regarding permit exemption for portable A-frame signs and Pima County is reviewing that to see if there might be a loophole for our sign.

iv. At this time, we cannot post our A-frame event sign anywhere at the entrance.

c. 5 Canon de Faber update – Nothing new to report since the last meeting. They have permits, they are not planning to remodel the garage so it will be a max of 8 people for now. The owner indicated it would be about 60-90 days to get up and running but it's been longer than that with little apparent activity.

#### VIII. New Business:

a. The board is considering updating the Bylaws to allow dues notices by email. It currently states that dues notices are required to be sent by US Mail. We would like to consider modifying that to allow email notices as well based on member choice as we did with the election ballots.

i. We discussed having the by-laws updated to allow it to be by email and or US Mail. The majority of residents in attendance felt this was a good idea. We will put it to a vote later with all the residents.

b. There was also a discussion on problems in the HOA with dead trees and plants in the area between La Canada and our homes and the freeway and our homes. Individuals also brought up heaved sidewalks and people tripping. If you see an issue near your home you can report them to Pima County (See, Click, Fix) through the GV Council website under "I WANT TO.../Service Request." It will go to the top of the Pima County list because you used the GVC website.

IX. Requests from CCV1 Community Members in attendance for items to be included in the next meeting's agenda.

a. At this time no one had any suggestions. If you would like something added to the next board meeting agenda please send your suggestions to the ccv1gvaz.com email.

X. Meeting adjourned at: 2:28

## 2025 Annual Meeting Attendees

### NAMES

Charles Teach

James Vickers

Sherrill Sienicki

Theresa Poruznick

Andy & Pam Szuromi

James & Susan Shuler

Jeanette Warner

Kathryn Donnelly

Rob & Dee Criminger

Linda Berg

Ken Witte

Richalyn Renfro

Jeffery Sistas

Colleen Bergmanis

Steve Williams

James Dobbins

Laurie Hann

Rebecca Bowers

Stephen Shores

Diana Lieurance

Sandy Granger

Dianne Ruch

Robert Shapiro

Cris Hager

Charles Wilber

Gretchen Kabler

Mark Dean

Liz Dean

Susan Durham

Curt Larson

Ruby Payne

Terri Hanks

Danny Wallner

Joan Wallner

Paul Harrison

Dale Vincent

Kathy Vincent

## NAMES

Jane Vazquez

Linda Tukenmez

Joann Williams

Stan Sherman

Karen Knoll

John Knoll

Martha Spalding

Debra Edwards

Elizabeth Beyrer

Fred D'Angelo

Dianna Henderson

Sadie Hawkins

Marilyn West