

CCVI Board Meeting Minutes - DRAFT

DATE: 10/3/25 1-3pm

LOCATION: Friends in Deed

Present: Gretchen Kabler, Linda Berg, Diana Lieurance, Marilyn West

Absent: Theresa Poruznick, Stan Sherman

President's call to order at: 1:01pm

- I. Presidents' Welcome.
 - a. Gretchen welcomed everyone along with Marilyn West to the Board as Architectural Chair.
 - b. The Annual meeting will be on January 24th, 2026 at **GVR Las Campanas**, **NOT** at the East Center as in previous years.
- II. Approve prior meeting minutes.
 - a. August 29, 2025 minutes were not approved due to disagreement about some content. The minutes will be reviewed and the approval vote was deferred to the next board meeting.
 - b. September 14, 2025 minutes - Linda Berg moved to vote and Diana Lieurance seconded. Minutes were approved.
- III. Request from CCV1 Community Members in attendance for items to be included in the next meeting's agenda.
 - a. No requests
- IV. Treasurer's Report
 - a. Treasurer's Reports are attached.
 - i. There has been a recent uptick in house sales so we are exceeding our budgeted income for those line items at this time.
- V. Committee Reports:
 - a. Architectural
 - i. Home Sale Request Inspections
 1. Lot 222 no violations
 2. Lot 1310 No Violations
 3. Lot 113 Shade structure violation
 - ii. Other Activity
 1. Lot 142 Paint Color Approval

- b. Yards and Alleys
 - i. Yard of the Month Lot 95. Congratulations!
 - ii. Lot 152 Weed Reminder
- c. Social
 - i. Yard and Craft Sale will be held on October 24 & 25th, 2025
 - ii. The Halloween Party is on October 31st from 4 to 7pm at 1240 N La Placita Josephina. Please RSVP to Riki Renfro at 520-302-2016. Water will be provided, and if you want something different please bring your own and a dish to share.
 - iii. We are looking for a volunteer to host the Christmas Party, please contact Diana if you are interested.
 - iv. Front Entrance Sign Boards – a community member had suggested attaching the signboards on both sides of the entrance wall so they are visible see as people leave and enter. Members thought this was a good idea and Jim Dobbins volunteered to figure out how to attach them.

VI. Unfinished Business:

- a. Website status update
 - i. Gretchen shared information and pricing for several website options. The differences were discussed with the members and there was general agreement to go with the lowest immediate cost with the best support so it would be easiest to build and to pass on to a new Board. Gretchen moved to go with “InMotion,” Linda Berg seconded and the Board voted in favor.

VII. New Business:

- a. Vote on new Board Member - Colleen Bergmanis
 - i. Theresa and Stan submitted early written votes. Board members present voted and Colleen Bergmanis was appointed unanimously as the Vice President.
- b. Green Valley Council updates (member request)
 - i. Gretchen spoke briefly on what the Green Valley Council does for the Green Valley community. GVC is a non-profit organized in 1973 by six HOA's to provide a “unified voice and represent the views and interest of unincorporated Green Valley.” It has grown to represent 80+ HOAs and are Green Valley's voice with Pima County. They have influence where one person would not.
 - ii. HOA resource
 - 1. Board member training and consulting

2. Office hours monthly with HOA Attorney Mike Shupe with updates on legal issues and answers to general questions about legal matters.
3. Presidents Roundtable
 - a. Updates on pending HOA/POA legislation that may affect us.
 - b. Info on infrastructure, commercial development activity, etc. around Green Valley. Last week's meeting.
 - i. Fiber Optic internet coming to GV Q2 2026 - super high speed, no connection cost.
 - ii. Pima County Fraud Guard - Title Scam
 - c. Invaluable opportunity to connect with Presidents of other HOA's/POA's, to share ideas and problems that we all face.
 - d. They are seeking grants to assist HOA's/POA's with invasive plant remediation.
4. Community Resource
 - a. Forums on health, fire prevention, aging, etc.
 - b. See Click Fix priority and monitoring with Pima County.
 - c. Pima County Senior Property Valuation Protection - Freezes valuation increases for three years.
- c. Discuss idea of "Recognition & Requests" segment at Board Meetings (Member Request).
 - i. It was discussed that this is a good idea, but not really official Board business, but it could be a separate discussion after Board meetings if time permits with the room reservation.
 - ii. Discussion followed on what this group would entail and how this could help neighbors in various ways.
 - iii. Several people volunteered to get the group organized and form a friendly neighborhood Facebook page (not for POA business).

VIII. Marilyn West motioned to adjourn the meeting and Rich Settle seconded the motion. Meeting adjourned at 2:33

ATTENDEES

Laurie Hann

Jim Dobbins

Andy Teach

Pam Szuromi

Andy Szuromi

Susan Shuler

Jane Vazquez

Barb Dekan

Rich Settle

Todd Taylor

Riki Renfro

Suzanne Schiltz

Keith Branstetter

Tracy Branstetter

Sam Halterman

Kelly Halterman

Sue Mattocks