

CCVI Board Meeting Minutes – Not yet approved

DATE: 11/8/24 1-3pm

LOCATION: Friends in Deed

Board Present: Gretchen Kabler, Jim Dobbins, Theresa Poruznick, Stephen Shores, Stan Sherman

Absent: Linda Berg

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

- I. Presidents' Welcome.
 - a. Rebecca Bower is acting as secretary for Linda who couldn't be here.
 - b. Welcome Stan Sherman to the board as Yards and Alleys Chair. Sam Halterman is assisting him and they are off to a great start.

- II. The minutes of the last meeting were reviewed and Stan Sherman moved they be accepted and Marilyn West seconded. Minutes were unanimously approved.

- III. Treasurer's Report was reviewed and is attached.

- IV. Committee Reports:
 - a. Architectural Committee - two new requests that were approved and one violation fine of \$100.00 for another gazebo without approval from the Architectural Committee.
 - i. There was some discussion on Gazebos and Sheds, neither are currently allowed under our CCR's but the Gazebos are under discussion.
 - b. Yards and Alleys
 - i. Stan spoke about closing 13 follow ups from April.

 - ii. They had 15 follow ups from May-Sept and have closed all but 1.
 - iii. They had 8 new issues and all but one closed (Empty lots are all cleaned up!)
 - iv. Stan drove the alleys w/Sam to verify access for emergency vehicles as required by Pima County. There are still lots of weeds in our alleys so Jim and Laurie will work on spraying.

Remember the homeowner is responsible for their half of the alley behind their home.

- v. Sam found 16 yard lights that are not working in the neighborhood. Stan and Sam will address those.

c. Social

- i. Rebecca Bower talked about the Halloween party and its success. Many great costumes!
- ii. We will be having a Holiday party on December 15. Rob and Dee have volunteered to host at 122 W. Calle Montana Jack. Rebecca will work on entertainment and food.

V. Unfinished Business:

- a. Storage Unit update – Everything has been moved to the new unit.
- b. Update on 5 Canon de Faber (community member request)
 - i. Gretchen spoke with Julian, the owner of the property, a couple weeks ago, and confirmed the permit. He spoke of lots of delays from the county.
 - ii. Julian is still waiting on the Fire Marshal inspection of sprinklers, etc.
 - iii. He will not be renovating the garage into bedrooms at this time but he may revisit. Maximum residents for now is eight.
 - iv. Julian plans to fill in the pool, by core drilling for drainage, once he has the confirmed necessity of a permit with Pima County
 - v. Julian is aiming for 60-90 days for completion and Certificate of Occupancy.
 - vi. Julian is no longer a partner in the Sahuarita facility, the other partner bought him out.
- c. Contact Information Project update. This is for updating and compiling everyone's correct email and home addresses and to confirm where to send dues/voting notices etc.
 - i. The first Email went out and we received and 84 responses, we still have some work to do to get the rest of them.
 - ii. Gretchen has gotten six volunteers in addition to the Board members so she will reach out to them within the next week regarding a door to door plan for getting the reminder of responses.

VI. New Business:

- a. Green Valley Council community services that are available to all residents of CCV1.
 - i. Pima County service requests that go through GVC – pot holes, heaved sidewalks, median cleanup, etc. Those requests made through GVC computer portal move to the top of the priority list. The website is gvcouncil.org. Once there, click on, “I want to”, then click on Info/Services and put in your Service Request
 - ii. GVC provides Notary services.
 - iii. GVC provides vetting of contractors (license/insurance verification) residents are considering using.
 - iv. There will be no fee increase for 2025 for the GVC.

- b. There have been many community member questions about the additional sign at the front entrance.
 - i. The sign is on Pima County property, we have no legal recourse regarding the sign.
 - ii. Some community members have contacted Pima County on their own but they are unclear about what they can or will do about it. Permanence may cause them to address it where as our sign only goes up periodically and apparently doesn't concern them.
 - iii. Gretchen suggests that the community members voice their thoughts directly with Joe Muscolo, the person owns the sign.

- c. Garage sale limitations (community member request)
 - i. We have no limitations in current CCR's for the number of garage sales. The Kalway vs Calabria Ranch HOA 2021 AZ Supreme Court decision prohibits amendments to our CCR's that further restrict what is currently allowed without 100% approval from members so it is highly unlikely we could restrict them.
 - ii. Sam Halterman questioned whether it could be controlled by the county or the city because the city of Tucson allows only four sales a year.
 - iii. Another neighbor who was upset by the amount of traffic asked if the Board could write a letter to the offending parties as a “friendly” notice.

- d. Commercial vehicle parking
 - i. Our CCR's prohibit parking of Commercial Vehicles in driveways or streets unless they are actively providing service on that property. Language is a clarification of previous CCR versions that disallowed them at all.
 - ii. Despite our roads being owned by Pima County, our CCR's take precedence on what is allowed. This has been verified by our lawyer multiple times.
 - iii. It has become difficult to enforce based on lack of clarity to what qualifies as commercial vehicle and we cannot selectively enforce.
 - iv. Our Lawyer advised us to go with a dictionary definition, but we still have variances there. Lots of differences in definitions depending on the purpose for which it is being defined – AZ statutes, Fed Motor Carrier Regs, insurance companies, injury lawsuits. Typically, a combo of weight and/or purpose. Could be whether it is registered to a business or used in business operations. Business decals may or may not be a defining factor (e.g. realtors have signs on their personal cars so would they fall under commercial vehicle or not?).
 - v. Question to members for discussion:
 - 1. Input on how commercial vehicle should be defined to adequately enforce the CCR's.
 - a. Some suggestions were
 - i. Registered to a business
 - ii. Weight class
- e. Dues notice mailing
 - i. We need to complete the contact information project by Dec 1 to get the mailing out. Postcard reminders will be sent for dues notification to save money on paper, postage and envelopes. Individuals can mail in dues payment or drop it in the locked Drop Box at 151 W Calle Montana Jack.
 - ii. Laurie Hann, Diana Lieurance, Sue Shuler and Pam Szuromi volunteered to help with the mailing.
 - iii. \$35 dues are due January 1 with the grace period to January 31. Payment after Jan 31 will incur a \$25 late fee.

- f. There will be a board planning session in December which is a working session for the board. This is not a regular Board meeting however community members are welcome to attend if they wish.
 - i. We will be discussing the Annual meeting which will be held on Saturday 1/25/25 12-3pm at the GVR East Center. Cost is \$225 for the room.
 - ii. We will also be discussing the upcoming election, the 2025 budget, and possibly a Board Code of Conduct.

- VII. Gretchen asked the CCV1 Community Members in attendance for items to be included in the next meeting's agenda.
 - a. The 2022 POA Tax Return was asked to be put on the agenda again as we still do not have a copy of it. It may require paying a fee to the IRS to get a copy.

- VIII. Meeting adjourned at: 2:29pm

Community Member Attendees

Debra Edwards
Rebecca Bower
Diana Lieurance
Susan Shuler
Barb Baker
Tom Smorra
Kelly Halterman
Sam Halterman
Barbara Tully
Jim Vickers
Sadie Hawkins
Laurie Hann
Pam Szuromi
Andy Szuromi
Jane Vazquez
Marilyn West
Gary Noland