

CCVI Board Meeting Minutes

DATE: May 10, 2024 1-3pm

LOCATION: Friends in Deed

Board Members Present: Gretchen Kabler, Jim Dobbins, Theresa Poruznick, Gary Noland, Linda Berg and Stephen Shores

Board Members Absent: None

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

- I. Presidents' Welcome.
 - a. Board updates.
 - i. The President introduced two recently elected Board members: Jim Dobbins as Vice President and Linda Berg as Secretary.
 - ii. President announced Gary Hanks resignation as Yards & Alleys Chair.
 - iii. The issue of Theresa being removed as Treasurer is a closed issue from the Board's perspective. The Community may address it through petition for a Special Meeting as outlined in CC&Rs if desired.
- II. Approval of prior meeting minutes.
 - a. March 8, 2024 Board meeting minutes were reviewed and approved.
 - b. April 24, 2024 Board meeting minutes were reviewed and approved.
- III. Request from CCV1 Community Members in attendance for items to be included in either Unfinished or New Business.
 - a. It was requested that there be two signatures on checks and that it be stated in the minutes. The President agreed per our CC&Rs and stated that we now have three authorized check signers with a fourth pending.
 - b. It was suggested that the Board have a policy that when we go to a residents' home that we have two individuals go to protect the board from disagreements regarding discussions.
 - c. A request was made that when individuals are going to a home a notice be left with their names and contact information.

IV. Treasurer's Report.

- a. Treasurer reviewed March, April and May to-date financial reports.
- b. As of the date of the meeting, 215 lot dues have been collected with 14 remaining. The remainder are continuing to be pursued. Thank you to Steve Williams for assisting in door-to-door collection efforts.
- c. 2023 Tax Return was filed on time.
- d. Discussion on who has authority to move CCV1 money, as a past Treasurer moved money into a CD without Board approval. The CD has made money on interest. It was agreed that going forward the Board will vote on any movement of money between financial instruments.
- e. Insurance Policy cost has increased about 17%. The Green Valley Council is reviewing it for us to make sure we have the coverage we need and not more than we need. We can get a 5% discount if we pay yearly instead of monthly, we will pay it yearly.
- f. Discussed the storage unit and possible ways to reduce cost. The tables and chairs that were being stored with a resident who moved away have been temporarily relocated to another residence. We are looking for individuals who could share in storing them - please email ccv1gv@gmail.com if you can help.
- g. CCV1 currently charges a \$100 property Transfer Fee for home sales. There is also an optional Disclosure Fee which can be charged on home sale transactions for up to \$400. The Disclosure Fee can cover administrative costs such as the information packets we hand out to new residents, but can also be used to cover other cost increases and avoid increasing dues in the future. After general discussion, the Treasurer moved that we charge a Disclosure fee of \$200 effective immediately and Gretchen Kabler seconded the motion. Five Board members voted in favor and one voted against. Motion passed.

V. Committee Reports:

- a. Architectural
 - i. Chair reported that requests have been handled for roofs, a garage enclosure, walls, exterior painting, and solar installation.
- b. Yards and Alleys
 - i. The President and Vice President stepped in following the resignation of the previous Chair. They addressed 1 RV parking issue, 1 cat concern, and delivered 15 weed reminders.

- ii. President reported that the house under construction on La Canoa was deeded to a new owner. Dues, weeds, and the approach of the two-year construction completion requirement are being discussed with the new owner.

c. Social

- i. The Social Chair mentioned the Yard Sale taking place this weekend and mentioned a newsletter would be coming out soon.
- ii. Discussion followed regarding the lack of social events this spring and ideas were shared for what to do. Social Chair agreed to organize a social gathering soon. A “dumpster day” was also suggested which would potentially cost about \$400 and it was suggested that it would be best to do it when winter residents are back in October or November.
- iii. Social Chair asked for volunteers to assist with social events.

VI. Unfinished Business:

- a. 5 Canon de Faber Assisted Living residence – The meeting that was requested at the March 8 meeting to discuss the house had to be postponed but will be rescheduled soon. The property owner is cooperating with the Board, has paid dues and completed an architectural request form to paint the house.

VII. New Business:

- a. Trash Collection Discussion – it was requested by a community member at the March 8 meeting to add this topic to the agenda. The President presented findings from a trash truck impact study and a recent AZ Supreme Court decision that may inform any decision to change our current trash collection situation. Based on the following, trash collection in CCV1 will remain as it is now.
 - i. Study from Neil Woodcock (CCV1 resident/engineer trained in pavement design) made the following observations:
 1. Tandem axles on large trucks better manage weight transfer to pavement than smaller trucks
 2. “...there is no combination of small, large, (or both) trash truck traffic on our roads which will make any detectable difference in the life of a road because a few passes of a trash truck is nothing compared to the huge number of passes the road is designed to carry. Please do not be

misled into thinking that restricting trash pickup to a single carrier will have any effect on the life of the road.”

- ii. Kalway vs Calabria AZ 2022 Supreme Court decision outcome:
 - 1. CCR’s may not be amended to be more restrictive than what is already specified without 100% agreement from owners. Owners can be held only to what was in the CCR’s when they purchased their home.
- iii. Discussion followed that some residents have strong opinions about the trash company they use and it is unlikely we would ever get 100% agreement on a single trash company. The CCV1 Welcoming Committee suggests Titan due to the flexibility of the crew in picking up trash next to homes instead of at the curb when needed.

b. Election Buddy Exploration

- i. Community member Todd Taylor suggested a new methodology for our Annual Board elections and presented information about Election Buddy software now being used by the GVR Photography Club, to manage voting for 600+ members in their annual BOD election. They found it to be foolproof and easy to use.
- ii. Enables online and/or paper ballots without duplication, costs \$29 per election for our size community. Under our current election process cost for just postage will be around \$160, not including paper and envelopes, etc.
- iii. A small exploratory committee is being formed to set up and run a test campaign to see if it could work for CCV1. A couple somewhat tech savvy people are needed to participate, interested people should email ccv1gv@gmail.com.

VIII. Board Executive Session

- a. Board voted unanimously to elect David Reese to fill the vacant Yards & Alleys Chair position.
- b. Board Terms – due to the need to stagger Board member terms so the entire Board isn’t up for election at the same time, the Board agreed upon the following terms (effective from the date of the 2024 Annual meeting, 1/27/24):

- i. Stephen Shores – 2 years
- ii. Gary Noland – 2 years
- iii. Gretchen Kabler – 2 years
- iv. Theresa Poruznick – 2 years
- v. Jim Dobbins – 1 year
- vi. Linda Berg – 1 year
- vii. David Reese – 1 year

IX. Meeting adjourned at: 2:46pm

Community Members Attending:

Richard Goetz
Laurie Hann
Susan Shuler
Brenda Hassler
Mike Washburn
Mark Dean
Andy Teach
Rebecca Bower
Todd Taylor
Susan Durham
Riki Renfro
Barb Baker
Tom Smorra
David Reese
Karen Knoll
John Knoll
Ruby Payne
Sandi Granger
Borden Granger
Diana Lieurance
Gail Rhamy
Jim Vickers