

CCVI Board Meeting Minutes - UPDATED DRAFT

DATE: 8/29/25 1-3pm

LOCATION: Friends in Deed

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

President's call to order at: 1:01

- I. Presidents' Welcome.
 - a. Gretchen welcomed everyone back after the summer hiatus and mentioned that:
 - i. Pam Szuromi has resigned from the Board. Volunteers who would like to fill the position of Vice President should please submit a self-nomination form.
 - ii. Our website domain has become inaccessible, so the Board will look into options to get our website back up and running.
- II. Approve prior meeting minutes
 - a. Todd Taylor made a motion and Marilyn West seconded that the minutes be approved. Motion passed.
- III. Request from CCV1 Community Members in attendance for items to be included in the next meeting's agenda.
 - a. A request was made to have a discussion about Green Valley Council and how the community benefits from being a member.
 - i. A member mentioned that the monthly GVC Board of Representatives meetings are a good source of information and notes could be shared from those meetings. Individuals interested in attending should contact GVC directly.
- IV. Treasurer's Reports.
 - a. Reports for May, June and July are attached.
 - b. The CCV1 CD term at Chase expired and after researching current options the board voted to go with WaFd Bank at 4.1% for 11 months.

V. Committee Reports:

a. Architectural

i. We need at least two more volunteers on the Architectural Committee. Todd Taylor and Andy Teach volunteered to join the committee.

ii. Home Sale Inspections

Lot 14 – no violations

Lot 24 – no violations

Lot 25 – no violations

Lot 72 – shed violation remediated, new paint color was recommended

Lot 87 – no violations

Lot 118 – wire fencing on sides of house must be removed

Lot 124 – no violations

Lot 196 – no violations

iii. Architectural Requests

Lot 79 – replace windows & sliding glass door – approved

Lot 129 – attached shade structure – approved

Lot 142 – painting – approved

Lot 158 - raise wall height – approved

Lot 189 – attached shade structure – initially denied, approved with modifications

iv. Gretchen spoke about the difficulty of researching architectural records because they are stored by year rather than Lot number. Laurie Hann volunteered to organize the paper Architectural records by lot number and Marilyn West offered to work on digitizing them to eliminate the paper.

b. Yards and Alleys

i. Reminders have been delivered per the issues listed below.

Stan congratulated the homeowners of the following lots for the “Yard of the Month.”

1. June - Lot 141

2. July - Lot 111

3. August - Lot 142

ii. Trees in the alleys.

- Lot 33
 - Lot 27
- iii. Car parked on the yard - Lot 103
- iv. Street lights out in front of homes
- Lot 22, Lot 113, Lot 102, Lot 199, Lot 202, Lot 210, Lot 226, Lot 182, Lot 177, Lot 200, Lot 175, Lot 154, Lot 165, Lot 167, Lot 133, Lot 127, Lot 118, Lot 119, Lot 57, Lot 93, Lot 23
- v. Weed Requests
- Lot 10, Lot 2, Lot 208, Lot 195, Lot 179, Lot 182, Lot 218, Lot 154, Lot 146, Lot 158, Lot 162, Lot 137, Lot 136, Lot 135, Lot 122. Lot 120, Lot 56, Lot 89, Lot 32, Lot 22, Lot 27, Lot 43, Lot 26, Lot 23, Lot 21, Lot 20, Lot 50, Lot 31.
 - There was discussion about weeds growing in the streets and Stan said there are three separate County requests pending for dealing with alleys, ditches and vegetation management. Fire mitigation was mentioned and it was suggested that we could have a Fire Wise program presentation at the Annual Meeting.
 - Neighborhood solicitation was mentioned and some thought that No Soliciting signs at the entrances were enforceable, but since our streets are not private each individual has to have a sign in front of their home
 - Concern was raised about the various scams going on door to door, via the internet and over the phone. The Sheriff's Auxiliary has a SCAM Squad if anyone has questions or scams to report.

c. Social

- i. Since our old newsletter software was discontinued, we had to develop a new template. A new newsletter is now underway and we will be sending them out regularly again soon.
1. Our next social event will be the Halloween party on 10/31/25. We need a volunteer to host the Halloween party and if you are interested please contact Diana..
 2. Diana spoke of the Fall Yard and Craft sale. We are coordinating our sale with CCV2 on October 24 & 25 to try to draw more traffic.

VI. Unfinished Business:

a. Update on Freestanding Shade Structure vote

- i. With the language for the proposed shade structure guidelines finalized, we had initially anticipated getting it out for a community vote fairly quickly. As we contemplated the effort and cost of doing so, it was determined that the best option would be to combine it with our annual Board election as a question on that ballot so that is the current plan.
- ii. There was discussion about whether or not we currently allow free standing shade structures.

b. Canon de Faber Update

- i. We have been told by the owners of 5 Canon de Faber that the proposed Assisted Living facility is not going forward, and they plan to revert the property back to a single-family home and put it on the market.

VII. New Business:

- a. 2026 Annual Meeting Discussion – Saturday, January 24th was selected as our preferred date pending GVR room availability.

VIII. Meeting adjourned at: 2:14pm. It was motioned by Marilyn West and seconded by Liz Dean.

Members in Attendance

Susan Schuler	Linda Tukenmez
Jane Vazquez	Jim Vickers
Ken Witte	Mark Dean
Riki Renfro	Liz Dean
Pam Szuromi	Marilyn West
Andy Szuromi	Sandi Granger
Todd Taylor	Borden Granger
Laurie Hann	Sam Halterman
Andy Teach	