

CCVI Board Meeting Minutes

DATE: 12/5/2025 1-3pm

LOCATION: Friends in Deed

Present: Gretchen Kabler, Colleen Bergmanis, Theresa Poruznick, Linda Berg, Diana Lieurance, Marilyn West, and Stan Sherman

President's call to order at: 1:00 pm

- I. Presidents' Welcome.
 - a. Reminder that the Annual Meeting will be January 24th, 2026 at Las Campanas this year, at 565 West Belltower Drive, **NOT at the East Center.**
- II. Approve prior meeting minutes: Aug 29th (revised), Oct 5th, Nov 7th Planning Mtg
 - a. The August 26th, 2025 minutes were reviewed. Colleen Bergmanis moved and Ken Witte seconded and the minutes were unanimously approved.
 - b. The October 3rd, 2025 minutes were reviewed and Rikki Renfro moved and Linda Berg seconded and the minutes were unanimously approved.
 - c. The November 7th Planning Session were reviewed by the board and Linda Berg moved and Colleen Bergmanis seconded.
The Board unanimously approved.
- III. Request from CCV1 Community Members in attendance for items to be included in the February meeting's agenda.
 - a. Consider a sign-in at parties with a clause that we can use any of the pictures taken in the newsletter and other areas.
 - b. Discuss establishment of more specific job descriptions for Board positions
- IV. Treasurer's Report
 - a. 2026 Proposed Yards & Alleys budget update
 - i. The 2026 proposed budget included funds for Yard of the Month rewards. Stan felt that recipients are enjoying the prestige of getting the award and those budget dollars can be reassigned.
 - ii. The treasurer's reports for October and November are attached.
- V. Committee Reports:
 - a. Architectural (Marilyn West)
 - i. Lot #113 Garage Door Painting
 - b. Yards and Alleys (Stan Sherman)
 - i. Congratulations to The Yards of the Month:
 1. October Lot 212 Marilyn West
 2. November Lot 106 Carol Hall

3. December Lot 120 Troy Winters/Marianne Winther
- ii. Yard Issues
 1. Lot #33 and Lot #26 tree hanging over the alley
 2. Lot #101, Lot #103 Truck & car parked off pavement.
 3. Lot #10, Lot #17, Lot #18, Lot #21, Lot #162, Lot #154
For Weeds
- c. Social (Diana Lieurance)
 - i. The December Newsletter was sent out. Thanks to all that helped with input.
 - ii. The Yard Sales were a success for the participating people.
 - iii. The Halloween party had great costumes and 1st Prize went to Dianna Henderson and Marcos for the Wolf and Little Red Riding Hood and Tracy Branstetter got 2nd Prize for her Cereal Killer.
 - iv. Thanks to Laurie Hann and Jim Dobbins for donating the prizes for the costume contest at the Halloween Party.
 - v. The Christmas party will be held at 201 Paseo del Chino. Thanks to our new neighbors for volunteering!

VI. GVC Updates

- a. VP Colleen Bergmanis presented highlights from the Green Valley Council October and November BOR Meetings.
 - i. GVC dues will not go up in 2026, but there will be an increase in 2027
 - ii. Expired or unneeded medications can be dropped off at SAV
 - iii. There have been several cases of Title fraud in Green Valley. If you feel you have been approached with a scam, please call the Scam Hotline at: (520) 351-6715. They advise the community to not answer the phone if the caller is unknown and never believe requests for gift cards to pay a bill.
 - iv. TEP and other utilities may offer utility relief; please call your provider for additional information.
 - v. Boot Barn has taken over the 99 Cent store location and Big 5 Sporting Goods has been purchased by a golf company. Roadhouse Cinemas has purchased the Desert Sky Cinema with plans to open in 2026.
 - vi. A new Urgent Care is coming to the corner of Esperanza and La Canada.

VII. Unfinished Business:

- a. 2026 Election Update
 - i. The incumbents running for the Board are Gretchen Kabler, Diana Lieurance, Theresa Poruznick and Marilyn West. Individuals who want to run for the board have until December 12th, 2025 to submit self-nomination forms.
 - ii. Colleen Bergmanis will be the Election Administrator and Steve Williams will handle posting of paper ballots.

- b. Shade Structure Vote Update
 - i. Gretchen presented the specific language the Board agreed upon to be voted on by the community to make a clarifying amendment to the CC&Rs regarding the allowance of detached shade structures, should the vote pass. Also shared was clarification of the requirements in the current CC&Rs would remain in effect for detached structures (e.g. setbacks) and the guidelines the Architectural Committee would use for approval or disapproval of same.

VIII. New Business:

- a. Annual Meeting agenda discussion
 - i. Results of the Election for the Board and the Shade Structure.
 - ii. Potential vote to change the CCV1 Bylaws to allow dues notices to be sent in other means that only mailed through the US Postal Service.
- b. 2026 meeting schedule
 - i. The following dates were chosen for Board Meetings next year (but are subject to change if needed): January 30th, 2026, March 27th, 2026, April 24th 2026, May 29th, 2026, September 11th, 2026, October 16th, 2026, November 13th, 2026, December 4th, 2026.

IX. Meeting adjourned at: 2:34 Colleen Bergmanis moved and Diana Lieurance seconded the meeting was adjourned.

Members in attendance:

Riki Renfro

Laurie Hann

Debbie Grande

Jim Dobbins

Jamey Grande

Charlie Wilber

Tracy Branstetter

Barbara Tully

Terri Hanks

Rebecca Bower

Ken Witte

Stephen Shores

Andy Teach

Sam Halterman

Jane Vasquez

Kelly Halterman

Brian Warner