

Minutes of EE HOA Board Meeting – September 16th, 2019

Attending in person were: David Sielken, President; Tom Cooke, Vice President; Dean Hess; Doug Syme.

Attending by telephone: Dean Lockwood, Treasurer, and Kay Bonham.

Absent with apologies were: Ken Lindeman, Secretary, and Kevin Welsh.

Call to Order:

David Sielken called the meeting to order at 1:03 pm.

Quorum Determination:

Dean Hess asked whether precedent permitted attendance electronically (by telephone) to generate a quorum. Tom Cooke stated that this was indeed permitted and David then declared a quorum was present.

Resignation

David Sielken then stated that Max Perry had resigned from the board as of September 14th due to personal health issues. David thanked Max for his service to the EE HOA and wished him well.

In the absence of Ken Lindeman, David Sielken asked Doug Syme to record the minutes of the meeting.

Minutes Approval:

David Sielken asked if any corrections or additions to the minutes of the previous meeting were needed.

A definition of “Common Areas” was requested and Dean Hess stated that any areas outside the walls of a “Quad” unit (i.e., freestanding four residence unit) and any area beyond the back wall of other units was a “Common Area”.

Following this aside, the minutes were adopted as presented without change.

Treasurer's Report:

Dean Lockwood gave an overview of the Treasurer's Report as had been presented to the board. In summary, the finances of the HOA are in satisfactory condition and most categories are advantageous in relation to plan. The report was accepted without dissent.

Committee Reports:

Gardeners: No Report.

Enhancement: No Report.

Neighborhood Relations: Nancy Moore reported that a resident was persisting in parking an RV in contravention to the requirements of the CC&Rs. Tom Cooke agreed that he will try to resolve the problem. The meeting was reminded that non-conforming vehicles may only be parked a total three times per year for a maximum of 48 hours each time.

Neighborhood Watch: No Report.

Hospitality: No Report.

Finance Committee: Dean Lockwood reported that Kevin Welsh and Hugh Rhine had reviewed the accounts by email during the summer and had no concerns.

Recreational Facilities: Tom Cooke reported that some minor issues with the Pool and Spa had been addressed.

Tom noted that the newly refitted Pickleball Courts were in use six, or even seven, days per week through the summer months by up to eleven players and this level of activity more than justifies the rehabilitation project in the spring. This usage level will further increase through the fall and winter.

He thanked Craig Surprise for purchasing, and Kevin Welsh for installing Solar Panels by the Pickleball Courts to allow operation of a fan and a water cooler.

David Sielken reminded Tom that the Pool temperature had been a matter of concern. Tom stated that research into the advice of a number of pool authorities, and comparison to the temperature in pools of GVR, showed that no further action was indicated.

Green Valley Council: Larry Kempton stated that GVC was on hiatus through the summer but a meeting was scheduled for the coming Thursday. He said that he reported any issues with sidewalk or road maintenance through GVC to Pima County. He stated that two repairs on Circulo Napa were already addressed and a repair on Vereda Calma was in progress.

Common Areas: Dean Hess stated that catch dams had worked well to allow passage of rainwater while retaining sand during rainy periods. He reminded residents that, whereas Points West Landscaping was engaged to maintain Common Areas, they are not expected to be a cost-free landscaper or trash hauler for residents. He did say that occasional pick-up of trimmings (on Wednesdays) was permissible.

David Sielken noted that Points West was doing a good job for the EE HOA.

Capital Projects: Doug Syme had nothing to report.

Architectural Control: Due to the resignation of Max Perry, David Sielken asked for volunteers to head up Architectural Control. Kay Bonham offered to do so with the proviso that her time in Green Valley is only six months per year. Cynthia Surprise agreed to help to familiarize the new Architectural Control head with the form and procedures used in the past. (Note: this matter was discussed further under New Business.)

Homeowner Javier Aboytes stated that he would like to be considered for the Architectural Control position. David Sielken stated that A-C allowed the HOA to ensure that all maintenance and modifications to properties were consistent with plans in respect of Structure, Materials, and exterior Color. The committee is guided by the CC&Rs and meets as needed. In particular, prior approval of all projects is a requirement.

David Sielken noted that Dunn-Edwards paints were recommended for their consistency of color and superior fade-resistance.

Javier Aboytes stated that modern laser matching of color should allow any manufacturer's paint to provide a satisfactory color match.

David Sielken reminded the meeting that the composition of paints varied by manufacturer and it is the final dried color that must match.

Dean Hess stated that committees could be headed by residents who were not board members. Tom Cooke agreed that only the President, Vice-President, Secretary and Treasurer are required to be board members.

At this juncture, David Sielken addressed Javier Aboytes whose modifications to the carport enclosure at his property had not been approved in advance of work being commenced. As well as the lack of prior approval, two issues concerned Max Perry: 1) Choice of paint / color and 2) Dimensions of Door Opening.

David Sielken emphasized that the HOA must police all exterior work to maintain the “look” of our development.

A lively discussion ensued; in summary, the preponderance of the opinions expressed were that the work under discussion would result in a preferable outcome to the prior conditions, notwithstanding the lack of prior approval.

Mr. Aboytes said he would buy an approved paint; painting was awaiting approval but the “stucco” (cement wash) coating had already been applied to the wall.

It was also noted that the door opening in question had not been changed by Mr. Aboytes. Doug Syme asked if the present dimensions of the opening would cause any safety concerns. David Sielken said that they would not.

A motion was proposed by David Sielken and seconded by Tom Cooke that the project be approved with the provisos that the paint already purchased would be accepted, provided it matched on drying, and that the door opening need not be modified. This approval is on the understanding that any future projects would be submitted for consideration in advance. All board members present (in person and electronically) voted to carry the motion.

Old Business:

Nothing beyond those matters addressed above was discussed.

New Business:

Craig Surprise reported that the AED (Automatic External Defibrillator) units at the Pool and the Pickleball Courts were in need of new pads/electrodes every two years. These should have been replaced this past July. Craig requested approval to purchase two sets of adult pads and two sets of child pads to restore each unit to functionality at a total cost of \$274.

A motion to approve this expenditure was made by Dean Hess and seconded by Dean Lockwood. The motion was carried unanimously by all present.

David Sielken reminded the meeting that three members of the board would rotate off at the annual meeting in January and requested volunteers to consider offering their services.

It was noted that Max Perry's term would have ended in January. Tom Cooke stated that a volunteer should be sought to head Architectural Control in the interim. Cynthia Surprise said a notice will be included in next week's MMMemo. Javier Aboytes stated that he would like to be considered for the vacancy.

Tom Cooke noted that spraying of weeds brought by the seasonal rains was in full flow. He asked residents to notify him of any areas which may have been missed.

Tom also reported that he had checked all of the street-side lamp posts and had replaced 21 failed bulbs. A few sensors need to be replaced by homeowners.

Tom also announced that Wednesday Coffee & Donuts will resume next month—this was received with enthusiasm.

Adjournment:

A motion to adjourn was made by Dean Hess, seconded by Dean Lockwood. The motion carried unanimously; David Sielken adjourned the meeting at 2:10 pm.

Respectfully submitted,

Douglas B. Syme

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