

**GREEN VALLEY COUNTRY CLUB VISTAS II POA, INC**  
**2020 ANNUAL MEMBERSHIP MEETING**  
**Tuesday, January 14, 2020 @ 9:00 A.M.**  
**GVR – East Center Auditorium**

**I. Call to Order**

The Annual Membership Meeting was called to order at 9:00 a.m. by President Jim Riley quorum was established.

**Present:** Jim Riley – President  
Patti Eckles - Treasurer  
Dave Lugers  
Don Wallenfang  
Merle Eintracht

**II. Introductions**

Rhonda Rayhel and Barb Kinnan, representing Mission Management Services.

**III. Reading of January 11, 2019 Annual Meeting Minutes - Patti Eckles, Secretary ProTerm**

**A motion was made by Karen Schmidt and duly seconded by Wayne Allen to approve the January 11, 2019 Annual Meeting Minutes.**

**IV. Reading of October 23, 2019 Open Board Meeting Minutes - Patti Eckles, Secretary ProTerm**

**A motion was made by George Curtis and duly seconded by Sandy Zaccagnino to approve the October 23, 2019 Open Board Meeting Minutes.**

**V. Reading of January 7, 2020 Special Board Meeting - Patti Eckles, Secretary ProTerm** **A motion was made by Keith Peglar and seconded by Tom Cardoza to approve the January 7, 2020 Special Board Meeting Minutes. Motion carried unanimously.**

**VI. Reading of the year end December 31, 2019 - Financial data - Patti Eckles, Treasurer** As of January 2, 2019, the Chase Bank account was \$20,354.09, as of December 31, 2019 the Chase Checking balance was \$2,215.73 as of December 31, 2019 the chase savings balance was \$11,980.45, Total of both accounts is \$14,196.18. The resale transfers as of December 31, 2019 was \$1,700.00, we are down about \$900.00 resales the prior year. The savings account earned \$.31 this month for the total year of \$3.54. The total income for December of 2019 was a refund of an adobe online purchase. Total expenses of December 2019 were \$1,595.96 to the Attorney, \$160.00 for January 14 Annual meeting room, \$42.59 office supplies, \$36.92 for printing of the ballots for the Special meeting.

**A motion was made by Barbara Lorenz and seconded by Wayne Allen to accept the December 31, 2019 financial report. Motion carried unanimously.**

## **VII. Welcome to 17 new owners of 2019**

## **VIII. Architectural Report – Don Wallenfang**

No Report

## **IX. Environmental Report – Dave Lugers**

I would like to say Jan and Mary have done Yeoman's work and this is the last year they will be doing this job. We have put out a thing last year that we need help with. The Directors need to be given out in February. Block captains do that job. Jan and Mary will not be doing this anymore. They also once a year in the spring do a yard sale. Someone has to Coordinate this. We had complaints last year with no one stepping up to help organize this.

Today is the last day for my job. I get some help from some people every once in a while, my neighbor Maria Escobeda and I cleaned up a yard. If there is a neighbor that needs help then help out if you can.

## **X. Webmistress – Merle Eintracht**

The web pages have been dormant since the last series of emails were sent. The new board can decide what is to become of the GVCCI HO web page. In the last 2 years there have been 15,000 hits on the web page.

A motion was made and seconded by members of the community to recall Merle Eintracht.

The Board advised that to go through the removal of a Board member requires advance notification of the entire membership so they can vote on it. President Riley declared the motion is out of order. Merle has retracted her resignation and will remain on the Board.

**A motion was made by TC Carr and seconded by Mr. Riley to Table a vote for Removal of Merle Eintracht from the Board. Motion carried unanimously.**

## **XI. Presidents Report**

There have been numerous violations

## **XII. Old Business**

Discussion concerning the sheds built in violation of the CC&R's, and ongoing fines for a total to date of \$1,500.00.

There have been repeated and many violations of our Architectural Code. Sheds have been built and we have tried to get these people to remove the sheds and that has not been done. Fines have been going out and at this time and the amount in total is like \$1,500.00 the fines create a lien on the property. When the home is sold the title company comes to us and advises there is a lien we cannot go forward. This is something we cannot ignore.

## **XIII. New Business**

Small claims court GVCCVII vs owner who is in violation of CC&Rs. Court proceedings to forward in Justice Court – This case is ongoing.

## **XIV. Discussion of withdrawal from the support Green Valley Council**

It is the opinion of this board that the Green Valley Council has done very little. And every year we contribute \$2,400.00 and it will be going up. The Green Valley Council is designed to represent the various Property Homeowner Association and speak to the County as one voice and advocates on our behalf. The summary of the board's opinion is they have been pretty ineffective. A case in point is getting the alleyways cleaned up. They called and nothing was done. Our Environmental Chair called 6 times and finally they came.

Helen Russo, indicates she has been the representative to the Green Valley Council. She advises she will leave some summary sheets for everyone. She advised the Green Valley council they are the only representative to Pima County and they speak for all HOA's which means we are one of 74 HOA's represented. They have started a new program in which members of the board by position can address common problems. Jim Carrol, advised they can do arbitration and conflict resolution.

A homeowner had a question on how it gets decided if we keep them or not.

The Board advised that the Board will vote on it.

A homeowner who was a former President to the board and a representative of GVC recommended staying with the Green Valley Council and 2nd recommendation is to refer this matter to the new Board.

A homeowner requested to put this in the next board agenda.

The amount that goes to the Green Valley Council is \$12.00 per property annually.

#### **XV. Discussion of hiring Management company**

The hiring of the Management Company has been in discussion for the last 2 to 3 years for carrying out the burdens of carrying out administration of the association has been becoming harder with the enforcements and votes etc. Mission Management has given us a menu of services and the option of opting out in 30 days. They will take care of collecting the money and paying the bills, they will keep the minutes.

A homeowner advised that a person cannot hold 2 positions.

The board advised that there was no option because of a lack of people on the board. A homeowner advised that with the un-trust of the community that having a Management Company doing the payment of the bills and collecting the money and taking the minutes is a good thing for the community.

Karen Schmidt advised it is a good idea to hire the Management Company. Ron made a request for information of what violations were made for what street with no response. I wanted to show that there was favoritism.

Terry Berinoski sent my vote last week.

Mission Management advised that they did receive all the votes.

Anna Collette, a homeowner for 15 years, advised she does not have a computer and she feels that she should have a say if we are to have a Management Company. A homeowner who has only been here for 3 months and was curious how you could spend 60% of the annual budget on a Management Company that was voted for by 5 people and not the whole community.

The Board advised in 1981 they formed the Property Owners Association because it had little faith in people coming to the meetings, they gave a lot of power to the Board so they could accomplish things.

A Homeowner advised she did not have a problem with the Secretary or people

keeping records. My problem is with the board and I don't believe we need a Property Manager.

The board advised that if anyone wanted to get any kind of documents to come up after the meeting, Mission Management would be able to provide them.

**XVI. Jan McIntosh, Nominating Chair will give the election results.**

The votes are for three open Board Seats

The results of the election show the number one place is for Don Wallenfang, second is Delores Kropf and third is Patricia Simpson.

In fourth place was TC Carr, fifth place was Leonard Whitecotton, 6<sup>th</sup> place Michael Simpson, 7 place Deborah Whitecotton.

**XVII. Adjournment of 2020 Annual Meeting**

**With no further business to discuss, a motion was made and duly seconded to adjourn the Annual Members Meeting at 10:15 a.m. Motion carried unanimously.**

**SUMMARY OF MOTIONS**

**A motion was made by Karen Schmidt and duly seconded by Wayne Allen to approve the January 11, 2019 Annual Meeting Minutes.**

**A motion was made by George Curtis and duly seconded by Sandy Zaccagnino to approve the October 23, 2019 Open Board Meeting Minutes.**

**A motion was made by Keith Peglar and seconded by Tom Cardoza to approve the January 7, 2020 Special Board Meeting Minutes. Motion carried unanimously.**

**A motion was made by Barbara Lorenz and seconded by Wayne Allen to accept the December 31, 2019 financial report. Motion carried unanimously.**

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