

GREEN VALLEY COUNTRY CLUB VISTAS II POA, INC
2020 ANNUAL MEMBERSHIP MEETING
Thursday, January 20, 2022 @ 11:08 A.M.
Friends in Deed, Room D

I. Call to Order

The Annual Membership Meeting was called to order at 11:08 a.m. by President Pro-Tem Jennifer Hensley. Secretary Nancy Steele reported that a quorum was established (30 property owners checked in).

Board Members Present:

- Jennifer Hensley – Vice President, President Pro-Tem
- Leonard Whitecotton - Treasurer
- Deborah Whitecotton - Environmental Chair
- Don Wallenfang - Architectural Chair
- Nancy Steele - Secretary
- T.C. Carr - Webmaster

II. Introductions and Housekeeping

Jennifer Hensley

III. Reading of January 14, 2020 Annual Meeting Minutes - Nancy Steele, Secretary

A motion was made by Martha Crowell and duly seconded by Deborah Whitecotton to approve the January 14, 2020, Annual Meeting Minutes as corrected. Motion carried unanimously.

IV. Officer Reports

- **Reading of the President's Report (see attached).** Jennifer Hensley, President, Pro-Tem
- **Reading of the Treasurer's Report. (see attached)** Leonard Whitecotton
- **Reading of the Secretary's Report on 2021 Closed Escrows. Welcome to 14 new owners of 2021. (See attached)** Nancy Steele

A motion was made to accept the reports submitted by the Officers by Deborah Whitecotton and seconded by Martha Crowell to accept the report. Motion carried unanimously. (Question asked as to why Secretary's Report and Treasurer's Report show different transfer fees collected during the year. The Audit Committee will review.)

V. Standing Committee Reports:

- **Architectural Report (see attached) – Don Wallenfang** (Questions were asked as to specifics on violations: One was for painting, the other was for a wall constructed without prior approval).
- **Environmental Report (see attached) – Deborah Whitecotton** (Questions were asked regarding upkeep of alleys and wash behind homes.)
- **Webmaster Report (see attached) – T.C. Carr.**

A motion was made to accept the reports submitted by the Standing Committees by Jim Carroll and seconded by Martha Crowell to accept the report. Motion carried unanimously.

VI. Specialist Committee Reports.

- **Bylaws** - T.C.Carr gave a status report on CCRs. They are currently being reviewed.
- **Green Valley Council** - Helen Russo, our GVC Representative gave update on GVC – (report attached).

A motion was made to accept the reports submitted by the Special Committees by Deborah Whitecotton and seconded by Linda Arnold to accept the reports. Motion carried unanimously.

VII. Member Questions/Comments

- **Ann DiGennaro** – brought up concerns of trash pickup with Republic Services and difficulty reaching a local Customer Service Rep. [The Board will review CCV2's contract with Republic Services and contact them with member concerns and questions relating to service disruptions.]
- **David Lugers** – regarding budget, why don't you send that out by email? [Jennifer Hensley replied that the information is available on our website and at annual meetings. Nancy Steele also agreed to send copies via email or mail to anyone who sends her an email requesting them.]
- **Lisa and Bruce Brightman** – asked for CCV2's website address. [Jennifer Hensley replied that there is a link to our website from our Facebook Page entitled Country Club Vistas II Neighborhood Association. Nancy Steele will send the Brightman's an email with the link.]
- **Unidentified Member** – Asked what the two white work trucks consistently parked on Avenida Cipres are there for. What is going on? Is the person conducting business out of his home? It's an eyesore. [The trucks are business related of the tenant who lives in the adjoining home. They are lawfully parked on the street and are outside of the jurisdiction of the POA.]
- **Donna DuFour** - Asked about the planting on the northwest corner of Calle Nogal and Tortuga that is impairing driver visibility at that corner. [Deborah Whitecotton agreed to take a look. Members were encouraged to contact Deborah for any such concerns in the future.]
- **Unidentified Member**– Question regarding pending legal action from the 2020 Annual Member Meeting. [The legal action was resolved in early 2020.]
- **David Lugers** – expressed concerns about possible revisions to the CC&Rs. [Jennifer Hensley assured David that it is prudent to review the CC&Rs from time to time and that the membership would be apprised if the Board recommends making any revisions to those currently in place. No revisions may be made without a vote of the members.]

VIII. Adjournment of 2022 Annual Meeting

With no further business to discuss, a motion was made by Deborah Whitecotton and duly seconded by Don Wallenfang to adjourn the Annual Members Meeting at 12:17 p.m. Motion carried unanimously.