

# PALM VALLEY COMMUNITY ASSOCIATION

## Board of Directors Meeting

May 23, 2023 5:00 PM  
Holiday Inn & Suites  
1188 N Dysart Rd  
Goodyear, AZ 85395

### MINUTES

#### Directors Present

Ronald Huston Trust - Treasurer  
Thomas Hyslop - President  
Madeline Mitchell - Director  
Barbara Bosson - Secretary  
Sara Moore - Vice President  
James Bluemer - Director

#### Directors Absent

David McFelia - Director

#### Additional Attendees

Management Present: Community Manager Susie Lumley, FirstService Residential  
Homeowners Present: Libby Mantz, Ken Rittenhouse, V Smith, Don Voight, B Robinson, D Fleming, D Jones, L Centers, Roc Latino, Agata Nicols, Paul Wegeman, Bill O'Brien, Paula Reigelsperger, Ron Nixon, WH Doyle Jr, Chris Poole, Jaenene Rajsich, Alison & Jake Dull, Leon Cid, Joni Kerley and Bruce Barraza

## I. CALL TO ORDER

The meeting was called to order by President Thomas Hyslop at 5:04 P.M.

## II. CONSENT AGENDA ITEMS

### A. MINUTES

#### Resolved

To approve the 4/25/23 meeting minutes as presented.

**Motion:** Sara Moore

**Second:** Barbara Bosson

► **Resolved**  
*The motion passed unanimously*

### B. FINANCIAL STATEMENT

#### Resolved

To approve the March financial statement as presented.

**Motion:** Barbara Bosson

**Second:** Sara Moore

▶ **Resolved**  
*The motion passed unanimously*

### III. HOMEOWNER FORUM

#### A. SHORT TERM RENTAL RESTRICTION PETITION

A homeowner petition with over 50 signatures has been received for board review/consideration.

The petition states:

"We the undersigned homeowners of Palm Valley Phase I are petitioning the Board of Directors to add a CC&R amendment restricting short-term rentals to the 2023 annual meeting ballot.

The CC&R amendment would restrict dwelling units from being leased or rented for less than (30) days. Owners currently in violation of this restriction shall have one (1) year grace period to bring the dwelling unit into compliance, or to sell or otherwise transfer ownership of the dwelling unit (upon the occurrence of which, this restriction shall thereafter be effective)."

Lengthy discussion ensued regarding short-term rentals.

The Board acknowledged there is enough interest in the topic to add a short-term rental restriction amendment to the 2023 annual meeting ballot for a vote of the membership.

Management advised the Board a homeowner in Palmilla continues to request roundabout signs at the roundabout on Palmilla Blvd. The Board discussed there are already two stop signs at the roundabout and does not feel additional signage is needed.

Homeowner Paul Wegeman stated he has noticed excessive overflight recently in the Palm Valley area.

Homeowner Jeanene Rajsich wanted to let people know her dog died as a result of toxic chemicals sprayed by the golf course. The HOA will not get involved in a specific case between a homeowner and the golf course.

Homeowner Bruce Barraza expressed concern about golf course employees driving maintenance carts between the cart path and his rear yard causing excessive dust and debris in his yard.

Management will send communication to the golf course letting them know we would appreciate if they would use dye when spraying any potentially toxic chemicals and to please not spray on windy days and keep all sprays on golf course property. Management will also ask the golf course to be courteous to homeowners by avoiding driving on areas that will cause excessive dirt and debris into homeowner back yards.

#### **Resolved**

To add a short-term rental restriction amendment to the 2023 annual meeting ballot restricting rentals to not less than 30-day lease terms and one-year for current short-term rentals to come into compliance.

**Motion:** Sara Moore

**Second:** Madeline Mitchell

**AYEs:** Barbara Bosson, Sara Moore, Thomas Hyslop, Madeline Mitchell

**NAYs:** James Bluemer, Ronald Huston Trust

▶ **Resolved**  
*The motion passed*

### IV. MANAGEMENT REPORT

#### **Administrative Report:**

- A. 95 homeowner calls logged in the month of April 2023.
- B. 6 new owners recorded in the month of April 2023.
- C. 93 violation letters issued in the month of April 2023.

- 73 First Notices

- 20 Fine Notices
- D. Mass Communication Emails sent in April 2023:
- 4/21/23 April Meeting Reminder sent to all owners
  - 4/28/23 April News and meeting minutes sent to all owners

## Physical Property Report

- A. Sundance Sweeping performs street sweeping service in The Fairways and Palmilla the 3<sup>rd</sup> Thursday each month.
1. Homeowner complaint about time length between bulk pick up day and sweep day. Management will check with the vendor to see if we can change the sweep day.
- B. A Balanced Pool completed 3 times per week service for Palmilla Pool.
- C. Tot Lots is scheduled to recoat platforms at Horizons playground May 23<sup>rd</sup> & 24<sup>th</sup>. Sand replenishment at all playgrounds is being scheduled. Next quarterly maintenance for all 3 playgrounds is scheduled in July.
- D. Signature Gate Co performed 2nd quarter maintenance at Fairways and Palmilla gates. Found two bad battery back-ups at Fairways and one at Palmilla. All three replaced under warranty at no additional charge. Repair this month for Palmilla exit gate to due cludge not seated properly. Ron Huston and management met with Signature Gate Co this period to discuss gate repairs and the need for new gate operators.
- E. Trim & Tidy services landscape needs of the community on Tuesday and Wednesday each week and The Fairways every other Thursday. Weekly report is provided to the board every Friday.
1. Homeowner complaint about Fairways service. Management will meet with the vendor and review Fairways service this Thursday.
- F. Mariposa is performing tree service as approved by the board at the April meeting. Mariposa agreed to discount the palm tree service by \$436 to bring cost within budget.
- G. Car accident 4/22/23 damaged the wall along Dysart bordering 13113 Cambridge. The homeowner included the wall damage with their insurance claim.
- H. Car accident 4/30/23 at Dysart & Encanto. No damage to HOA assets or plant material.
- I. Wall repairs are in progress at the south end of Palmilla walk path and on Palm Valley Blvd bordering 13787 Vernon.
  - J. Met with the homeowner at 13851 Vernon regarding wall damage. SFM provided a quote to replace the wall at a cost of \$10,846.50. Will discuss with the owner and the board and obtain additional quotes if the wall is to be replaced at this time.

## V. OLD BUSINESS

### A. PALMILLA POOL AREA LANDSCAPE ENHANCEMENT

#### Resolved

To approve the proposal from Trim & Tidy for pool area landscape enhancement at a cost of \$976 to be paid from Palmilla plant replacement budget with the stipulation plants have a 6-month warranty. Plant replacement will be over budget by \$466, which will be made up by tree trimming being under budget by \$733 this year.

**Motion:** James Bluemer

**Second:** Madeline Mitchell

► **Resolved**  
*The motion passed unanimously*

### B. TENANT REGISTRATION PROCESS

Management reviewed proposal from Granicus for short-term rental monitoring and the HOA ability to charge a \$25 tenant registration fee as well as a recreational use fee for all rental homes. Fees would be

charged every time there is a change in tenants.

This topic is tabled until January 2024, following the short-term rental restriction vote scheduled for the December 2023 annual meeting.

### **C. RESERVE STUDY UPDATE**

#### **Resolved**

To approve the proposal from Association Reserves to update all seven reserve studies at a cost of \$6,800 to be paid from master operating fund.

**Motion:** James Bluemer

**Second:** Ronald Huston Trust

▶ **Resolved**  
*The motion passed unanimously*

### **D. PARCEL 17A STREETS**

The Board reviewed proposals for parcel 17A street work.

#### **Resolved**

To authorize Ron Huston and management to secure a contract for Parcel 17A street work utilizing available reserve funds, up to \$75,000 in Palmilla Shared and \$275,000 in Palmilla Greens.

**Motion:** James Bluemer

**Second:** Sara Moore

▶ **Resolved**  
*The motion passed unanimously*

## **VI. NEW BUSINESS**

### **A. GATE OPERATORS - FUTURE REPLACEMENT**

The board discussed the need for replacement of the Palmilla gate operators which have exceeded their useful life. The current operators are no longer available. Signature Gate Co recommends replacement with Max Control Megatron 1400 which is equivalent to the Elite operators we have now, except that the Max Controls are all DC. The current operators are AC with a second motor for the battery back up. The new operators do not require a second motor for the battery back up. The Max Controls have a powerful, quiet, more sophisticated motor and are direct drive, meaning no belts. Palmilla Gate Committee will look into what operators are available, cost, etc. and report to the board in September.

### **B. REVIEW OF CONTRACTS**

The Board reviewed all reoccurring service contracts.

Management to follow up with Countywide regarding reports showing illegally parked vehicles being reported to Goodyear PD.

### **C. 2023 ANNUAL MEMBERSHIP MEETING**

#### **Resolved**

To approve the proposal from VoteHOAnow for electronic voting for the 2023 annual meeting scheduled for Tuesday, December 5, 2023.

To schedule the 2023 Meet the Candidates meeting to coincide with the board meeting scheduled for Tuesday, October 24, 2023.

To invite representatives from Goodyear Code Compliance and Goodyear PD to speak at the October 24, 2023 meeting.

**Motion:** James Bluemer  
**Second:** Sara Moore

▶ **Resolved**  
*The motion passed unanimously*

**D. 2023 SOCIAL EVENT**

There is no community wide social event planned for 2023. The Board will offer its support if any individual parcels want to plan their own social event.

**VII. COMMITTEE REPORTS**

**A. ARCHITECTURAL COMMITTEE REPORT**

- The committee reviews submittals electronically as they are received through SmartWebs.
- The committee meets on an as-needed basis.
- 12 requests were processed for the month of April 2023

**B. LANDSCAPE COMMITTEE REPORT**

- The committee meets on an as-needed basis.
- Common area tree trimming is in progress.

**C. PALMILLA POOL COMMITTEE REPORT**

- a. Service for the months of February - November is 3x/week.
- b. The committee meets on an as-needed basis.

**D. PALMILLA STREETS AND DRAINAGE AD-HOC COMMITTEE REPORT**

- Parcel 17B street work issue was referred to the Board to review funding.
- Committee meeting scheduled for Monday, August 7th, 2023, 11:30 A.M. via zoom to discuss the drainage issue.

**Resolved**

To authorize Ron Huston and management to secure a contract for Parcel 17B street work utilizing available Palmilla Lakes reserve funds up to \$90,000 and operating surplus funds up to \$50,000.

**Motion:** James Bluemer  
**Second:** Sara Moore

**AYEs:** James Bluemer, Barbara Bosson, Sara Moore, Ronald Huston Trust, Thomas Hyslop  
**NAYs:** Madeline Mitchell

▶ **Resolved**  
*The motion passed*

**VIII. ADJOURNMENT**

The meeting was duly adjourned at 7:17 P.M.

The next meeting is scheduled for Tuesday, September 26th, 5:00 P.M. at the Holiday Inn & Suites located at 1188 N Dysart Rd.

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**APPROVED**

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**DATE**

