

PALM VALLEY COMMUNITY ASSOCIATION

Board of Directors Meeting

September 28, 2021 5:00 PM
Palm Valley Community Center
14145 W Palm Valley Blvd
Goodyear, AZ 85395

MINUTES

Directors Present

Ronald Huston - Treasurer
Leif Nygaard - President
Jennifer Neal - Director
Thomas Hyslop - Vice President
Madeline Mitchell - Director
Barbara Bosson - Secretary
Sara Moore - Director

Directors Absent

None

Additional Attendees

Management in attendance: Susie Lumley, Community Manager
Homeowners in attendance: Bruce & Paula Reigelsperger, Gail & Ron Quillen, Dan Corder, Sidney & Rebecca Anderson, Gene & Lorraine Salario, John Jones, Deidre St Romain, Tony Vega, LeRoy Ross and Ken Rittenhouse

I. CALL TO ORDER

The meeting was called to order by President Leif Nygaard at 5:06 P.M.

II. CONSENT AGENDA ITEMS

A. MINUTES

Resolved

To approve the 5/26/21 board meeting minutes as presented.

Motion: Thomas Hyslop

Second: Jennifer Neal

▶ **Resolved**
The motion passed unanimously

B. FINANCIALS

Tabled for approval at the October meeting.

C. PLAY EQUIPMENT REPAIR

Resolved

To ratify approval of the proposal from Safe N Sound to replace the broken bubble panel at the Palmilla playground at a cost of \$545 to be paid from Palmilla Shared reserve account.

Motion: Leif Nygaard

Second: Sara Moore

▶ **Resolved**
The motion passed unanimously

D. POOL MOTOR REPLACEMENT

Resolved

To ratify approval of the proposal from A Balanced Pool to replace the pool motor with a new 2hp motor at a cost of \$450 to be paid from Palmilla Lakes reserve account.

Motion: Sara Moore

Second: Jennifer Neal

▶ **Resolved**
The motion passed unanimously

III. HOMEOWNER FORUM

Several homeowners in attendance reported concerns regarding parking violations including cars parked on the street, cars parked in the yard, and violation notices sent to homeowners that do not own the vehicle in violation. It was found that letters have already been sent for the specific vehicle violations noted.

Discussion ensued regarding vehicle violation notice procedures, with the complaint that violation notices are automatically sent to the owner of the home the vehicle is parked in front of, which is not always the owner of the vehicle. Since we are not able to run license plates to identify vehicle owners, letters are sent to the home where the vehicle is parked. The letter advises if this vehicle does not belong to you, please notify management. Some homeowner suggestions for policy change included 1) have all homeowners register their vehicles with the HOA, 2) make contact with owners prior to sending a violation notice, such as a phone call, 3) look up vehicle license plates on google or some other format. *Response: The Board will consider suggestions and review this topic at the next meeting.*

Homeowner Ron Quillen reported he is working with City of Goodyear regarding the new LED street lights being too bright.

A homeowner mentioned the grass common area on Palm Valley Blvd between 132nd and 133rd looks bad. *Response: This grass is currently being scalped for overseed in the next couple of weeks, so will look bad during the transition.*

A homeowner complained about the appearance of walls on N 135th off Palmilla Blvd. *Response: management will take a look and follow up with any necessary violation notices.*

A homeowner complained about bushes overgrown on Palm Valley Blvd. *Response: Ron explained these are maintained by City of Goodyear who recently changed their procedure to trim bushes once per year with the exception of sight line trimming which is done as needed.*

Homeowner Ken Rittenhouse suggested the Board consider changing landscape companies. *Response: the Board will consider this at next contract review.*

The Board values homeowner ideas and suggestions. In order to ensure time for business topics, open forum may be moved to the end of the agenda going forward.

IV. MANAGEMENT REPORT

Administrative Report:

- A. 17 resale disclosures processed for the period 8/15/21 – 9/15/21
- B. 99 calls logged for the period 8/15/21 – 9/15/21
- C. 39 new owners recorded 5/15/21 – 9/15/21
- D. 295 violation letters issued for the period of 8/15/21 – 9/15/21
- E. Mass Communication Emails for the period of 8/15/21 – 9/15/21:
 - 9/17/21 Pool Abuse warning sent to all Palmilla Lakes owners and residents
 - 9/22/21 Board Meeting Announcement sent to all owners and residents
- F. Received notice from Sundance Sweeping of a 10% rate increase effective 10/1/21, overall this is an increase of \$35 per month .

Physical Property Report

- A. Wall paint project was completed in June 2021.
- B. Turf conversion project at the northeast corner of Litchfield and McDowell has been completed.
- C. Plant enhancement project on Palmilla Blvd has been completed.
- D. Palm tree trimming was completed in July.
- E. Sundance Sweeping completed street sweeping service in The Fairways the 1st & 3rd Thursday of the month and in Palmilla the 3rd Thursday.
- F. A Balanced Pool completed 3 times per week service for Palmilla Pool.
- G. Safe & Sound completed monthly playground service in Palmilla and quarterly service in Desert Greens and Horizons.
- H. Work Orders this period included:
 - 1. Trim & Tidy cleaned the storm drains that were clogged up due to monsoon storms.
 - 2. Mainline leak in Palmilla was repaired.
 - 3. After hours emergency work order to repair pool gate not locking on closure.
 - 4. Work orders to APS for a couple of street light outages in Palmilla.
 - 5. Work order for light inside the pool not working, but turns out someone is just flipping the switch at the GFI to purposely turn of the pool light.
 - 6. Work order for an irrigation leak outside the Fairways. This does not appear to be HOA irrigation.

V. OLD BUSINESS

A. REVIEW / APPROVE MONUMENT LIGHTING PROPOSAL

Additional proposals for monument lighting are being obtained for review at the October meeting.

B. PALMILLA STREET WORK

Holbrook Asphalt recommends a type II slurry for Palmilla Lakes in 2022. Bids will be obtained for Board review/approval in early 2022. Holbrook recommends remove and replace asphalt outside the Palmilla exit gate at a cost of \$6,000. Management to obtain additional bids for board review.

VI. NEW BUSINESS

A. SECURITY SERVICE / PARKING PATROL

Resolved

To give 30 day notice of cancellation to Superior Protection Services and contract 8 patrols per month at a cost of \$200 per patrol with Countywide Security effective 11/1/21. This is contingent upon Countywide Security being in a "security" marked vehicle.

Motion: Sara Moore
Second: Thomas Hyslop

▶ **Resolved**
The motion passed unanimously

B. ADDITIONAL TRANSFER TO RESERVES

Resolved

To authorize an additional transfer of operating funds to reserves this year for Desert Greens in the amount of \$4,133 and for Palmilla Lakes in the amount of \$7,653, to bring reserve balances in line with the reserve studies.

Motion: Jennifer Neal
Second: Sara Moore

▶ **Resolved**
The motion passed unanimously

C. BANK FOR OPERATING ACCOUNT FUNDS

Resolved

Due to time constraints, this topic is moved to the October meeting.

D. WALL REPAIRS

Resolved

To approve the proposal from SFM Construction in the amount of \$27,400 for wall repairs, contingent upon final Board approval of scope of work and warranty. Management to email any additional information to the Board by the end of the week for response by all Board members by Monday, October 4th.

Motion: Leif Nygaard
Second: Ronald Huston

▶ **Resolved**
The motion passed unanimously

E. 2021 ANNUAL MEMBERSHIP MEETING

The annual meeting will be held in person at Palm Valley Community Center on Tuesday, December 7th, 5:00 PM sign in, 5:30 PM meeting.

Management is authorized \$200 to purchase refreshments for the meeting.

Management to invite City Council members to attend the annual meeting and respond to city related issues such as parking violations on city streets and landscaping.

Management is directed to obtain language from the association attorney regarding a CC&R amendment restricting short term rentals, to be added to the annual meeting ballot for a vote of the membership.

VII. COMMITTEE REPORTS

A. ARCHITECTURAL COMMITTEE REPORT

1. The committee reviews submittals electronically on a weekly basis.
2. The committee meets on an as-needed basis.
3. The committee last met Monday, September 27th to ratify approval of 60 submittals reviewed

electronically over the summer and review one new request.

B. FINANCE COMMITTEE REPORT

1. The committee reviews financial statements electronically and meets on an as-needed basis.
2. The committee will review 2022 proposed budgets and make a recommendation to the Board at the October meeting.

C. LANDSCAPE COMMITTEE REPORT

1. Committee chairman will meet with the landscaper next week to discuss minor concerns.

D. PALMILLA POOL COMMITTEE REPORT

1. Service for the month of September is 3x/week.
2. We have recently been experiencing an increased volume of pool abuse and vandalism.
3. Management is directed to send a mailing to all Palmilla Lakes owners and residents regarding the recent pool abuse.

E. IMPROVEMENT AD-HOC COMMITTEE REPORT

1. Committee has not met this year.

F. DOCUMENT REVIEW AD-HOC COMMITTEE REPORT

1. Report forthcoming next month.

G. GOLF FENCE AD-HOC COMMITTEE REPORT

1. Report forthcoming next month.

VIII. ADJOURNMENT

Resolved

The meeting was adjourned at 6:56 PM. Next meeting is scheduled for Tuesday, October 26th, 5:00 PM at Palm Valley Community Center.

APPROVED

DATE