

PALM VALLEY COMMUNITY ASSOCIATION
Annual Membership Meeting
December 5, 2018
Palm Valley Community Center

Board Members Present: Evelyn Nelson, Leif Nygaard, Tom Jones, Ron Huston, Jennifer Neal, Brenda Brooks and Thomas Hyslop

Management Present: FirstService Residential Vice President Jennifer Clifford, Community Manager Susie Lumley, Assistant Community Manager Jennifer Hacker and Community Coordinator Reachelle Hayward

I. Call To Order

A. The meeting was called to order at 7:00 P.M. by President Evelyn Nelson.

II. Certification of Quorum

A. Susie Lumley verified a quorum present with 144 lots represented in person or by mail ballot.

III. Affidavit of Mailing

A. Susie Lumley verified official notice of the meeting was mailed to all owners of record as of November 5, 2018.

IV. Introductions

A. Evelyn Nelson introduced current board members and management representatives.

B. Everyone present at the meeting was given an opportunity to introduce themselves and tell the general area where they live.

V. Election of Directors

A. Evelyn Nelson announced there are two (2) seats open for the board of directors.

B. Nominations From the Floor

1. Evelyn Nelson announced current board of director nominees and requested any additional nominations from the floor. There being none, nominations for board of director were duly closed. Candidates for Board of director are: Barbara Bosson, Madeline Mitchell and Leif Nygaard.

C. Appointment of Inspectors

1. Evelyn Nelson asked for two volunteers to act as Inspectors for certifying any ballot count for this meeting. Homeowners Sue Black and Devin Mulligan were appointed to serve as inspectors.

D. Election Results will be provided later in the meeting once the ballots have been tallied.

VI. Financial Report

A. Treasurer Ron Huston reviewed the 2019 budgets. A handout was provided at the meeting. There are no assessment increases planned for 2019.

VII. Honoring of Volunteers

A. The board acknowledged the many homeowner volunteers who serve in various capacities.

B. The board thanks spouses and family members of those volunteers for time taken away from home to contribute to the betterment of our community.

C. The board welcomes volunteers. Standing committees include: Architectural, Finance, Landscape and Palmilla Pool.

D. Management and the membership thank the board members for their service to the community.

E. The board thanks Susie Lumley for her service to the community and reminds the membership that questions and concerns regarding the Palm Valley Community should be directed to the management company either by phone at 480-551-4300 or by email at PalmValley@fsresidential.com.

F. The board gives a special thank you to outgoing board member Evelyn Nelson for her 11 years of service on the Palm Valley Board. Evelyn has been a true asset to the community, serving as President for the majority of the past 11 years.

VIII. Announcement of Election Results

A. Director Election

1. Leif Nygaard was elected to a three (3) year term.
2. Madeline Mitchell was elected to a three (3) year term.

B. Approval of Annual Meeting Minutes

1. December 5, 2017 annual meeting minutes were approved with 125 votes in favor.

C. Approval of IRS Ruling 70-604

1. IRS Ruling 70-604 was approved by the membership with 125 votes in favor.

IX. Community Overview

A. 2018 Accomplishments:

1. Close Monitoring of Finances

- a budget adjustments as necessary
- b finance committee involvement
- c CPA audit of financials

2. Approved 2019 budgets:

Assessments will be same as the previous year:

- Master - \$172/yr due Jan 1
- Desert Greens - \$172/yr due Jan 1
- Horizons - \$175/yr due Jan 1
- The Fairways - \$180/qtr due 1st ea qtr
- Palmilla Shared - \$74/qtr due 1st ea qtr
- Palmilla Greens - \$80/qtr due 1st ea qtr
- Palmilla Lakes - \$130/qtr due 1st ea qtr

3. Updated the Association Rules and Design Guidelines, new booklet mailed to all homeowners with the annual meeting ballot

4. Second round of house paint notices – sent 98 letters and achieved 93% compliance so far

5. Annual tree trimming in common areas completed in January

6. Added plants and trees in various common areas

7. Applied solid body stain to the trash receptacles along Palm Valley Blvd to improve appearance

8. Palmilla

- a Completed HA5 asphalt treatment for Palmilla Greens and Palmilla Shared streets
- b Skinned the palm trees
- c Repaired sidewalk trip hazards along the walk path
- d Added Park Rules sign at the playground

9. Palmilla Lakes

- a Resurfaced the pool decking
- b Working on landscape enhancements in and around the pool area including new landscape lighting

10. Fairways

- a Repaired and painted wrought iron including front entry gates

11. Horizons

- a Painted block walls and shade structure at the park

12. Desert Greens

- a Painted the shade structure at the park

13. Review & reaffirmation of committees (architectural, finance, landscape and pool)

14. Review of all contracts

- a Reaffirmed contracts for management, pool service, gate service, parking patrol and playground inspections
- b Renegotiated the landscape contract
- c Established new contracts for street sweeping and pest control

15. Board members reaffirmed Code of Conduct for board members and adopted a code of conduct for committee members
16. New updated website www.palmvalleyphase1hoa.com, much thanks to Web Editor Barbara Bosson
17. Provided new HOA Contact Sheet to homeowners with information regarding who to contact for what
18. Updated ways to reach management:
 - a Email: PalmValley@fsresidential.com
 - b Phone: 480-551-4300 (live person 24/7)

B. A Forward Look at 2019:

1. Annual tree trimming (Jan/Feb)
2. Will review common areas for granite replenishment in early 2019
3. Annual Community Wide Garage Sale scheduled for Feb 9, 2019
4. Thomas monument landscape enhancements planned for spring 2019
5. Will consider electronic voting for the annual meeting in 2019
6. Horizons
 - a Playground sand rototill and replenishment
7. Desert Greens
 - a Plan to revive the Desert Greens Ad-hoc Committee for park improvements including wall paint, view fence replacement, park furniture replacement, and other possible improvements
8. Palmilla
 - a Will review painting needs in Palmilla common areas including the walk path area
 - b Will replace a tunnel on the playground, possibly with a new type of equipment rather than a new tunnel

X. Open Forum for Homeowners in Attendance at the Meeting

- A. A homeowner inquired what can be done about homeless people in the wash near Palm Valley Blvd & McDowell Road. Another homeowner explained that the debris there was put there by another homeowner and not a homeless person.
- B. A homeowner inquired why he did not receive the candidate bios with his ballot. It was explained that the bios were printed on the back side of the cover page.
- C. A homeowner inquired why he received a letter for his dead palm tree when other homes remain in violation. It was explained that violation inspections are performed in a section of the community each week and repeat violations receive fines. If a violation remains uncorrected, depending on the nature of the violation, the Association may enter premises and charge the homeowner to bring the property into compliance, or the Association may refer the matter to Maricopa County or City of Goodyear for enforcement. The Association is making every effort to uphold the CC&Rs and Rules of the community.
- D. A homeowner suggested trees be added at the Thomas monument where the new traffic light was installed to help shield light from homeowner property.
- E. A homeowner expressed a desire to have swings added in Desert Greens park.
- F. A homeowner inquired about roof rats in the area. Another homeowner mentioned the recent roof rat posts on the nextdoor website were related to surrounding communities but not Palm Valley Phase I. There was further discussion about changing your individual settings on nextdoor to receive only Palm Valley Phase I posts and not those of neighboring communities.
- G. A homeowner inquired why "incumbent" was identified on the ballot. It was explained that this is just the way it has always been done in the past.
- H. A homeowner inquired about heavy equipment being unloaded at Palm Valley Park in the very early morning hours a few weeks ago. It was explained that Palm Valley Park on Palm Valley Blvd and Monte Vista is owned and maintained by City of Goodyear.
- I. A homeowner inquired about status of the Ad-hoc Surveillance Camera Committee appointed earlier this year. It was explained that the committee will meet again in early 2019 and bring forth a recommendation to the board regarding the question of whether to install cameras in Palm Valley Phase I common areas. Discussion ensued regarding cameras being "after the fact" and the need for more patrols within the community. Homeowners were reminded to keep garage doors closed and vehicles locked, not to leave valuables inside of vehicles, and especially around the holidays to be mindful of what you leave in your car.

XI. Adjournment of Meeting

- A. The meeting was duly adjourned at 8:19 P.M.
- B. Organizational & Goals Meeting to be held in January.

Respectfully submitted

Susie Lumley, Acting Recording Secretary