

PALM VALLEY COMMUNITY ASSOCIATION

Board of Directors Meeting

September 27, 2022 5:00 PM
Holiday Inn & Suites
1188 N Dysart Rd
Goodyear, AZ 85395

MINUTES

Directors Present

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

Directors Absent

James Bluemer - Director

Additional Attendees

Sarah Nicholls, Regional Director
FirstService Residential

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 May 24, 2022 board meeting minutes as presented.

Motion: Sara Moore

Second: Barbara Bosson

▶ **Resolved**
The motion passed unanimously

B. FINANCIALS

To approve the March - July , 2022 financial statements as presented.

Motion: Barbara Bosson

Second: Ronald Huston Trust

- ▶ **Resolved**
The motion passed unanimously

C. LAPTOP SOFTWARE

To authorize up to \$2,000 for the purchase of software and licensing needs as determined by board member Barbara Bosson.

Motion: Ronald Huston Trust

Second: Sara Moore

- ▶ **Resolved**
The motion passed unanimously

III. HOMEOWNER FORUM

A homeowner suggested the Board consider a projector at the meetings to display prior meeting minutes for those in attendance at the meeting.

Don Voight voiced concerns regarding walls. Susie to give him a call.

Ophelia Kaivo expressed concerns regarding the backs of trees not being trimmed on Palm Valley Blvd near Palm Lane. This area is maintained by City of Goodyear. Ron Huston will look into this.

Charlie Gray expressed concern regarding architectural committee related issues. Susie to follow up with Charlie.

Owner received letter for prepping trailer. Is there a process for informing trailer will be in community and is there a way to register for overnight street parking for holiday events. *Response: trailer is allowed for up to 72 hours for loading and unloading. Send an email to PalmValley@FSResidential.com to give a heads up if you have a holiday party where guests will be parked on the street for a limited time.*

Kim Ransom wants to opt in for mass communications.

Matt & Rita Lake - dead spot in grass at 13301 Edgemont - Susie to follow up.

Joni Kerley received a letter for unapproved artificial grass, just purchased home. Susie to follow up.

Bill O'Brien reports neighbors yard and tree are in need of attention. Susie to follow up.

Donna Hampton wants to opt in for mass communication emails.

Paul Agathy asked about the compliance coordinator. *Response: employed by FirstService and inspects half the community each week.*

Chris Poole talked about short term rental ordinance recently passed by City of Goodyear.

Homeowner reported dead bushes near McDowell entrance.

Homeowner reported Dysart entrance planter has a hole and needs painted.

Joyce Underwood reports her neighbors yard is in need of attention and they recently installed solar with bare pipes.

Rita Hillason complained about difficulty getting a response from management with regard to a car parked on the street for over a month. Susie to follow up with Rita.

Isaac Saldivar complained about decorative structure around mailboxes being removed. Wants to know when it will be replaced. *Response: The structure was removed to allow USPS access to replace the damaged mailbox. There is currently no plan to replace structures around mailboxes.*

IV. MANAGEMENT REPORT

Administrative Report:

- A. 119 calls logged in the month of August 2022
 - 1. 100 calls logged in the month of July 2022
 - 2. 81 calls logged in the month of June 2022
- B. 9 new owners recorded in the month of August 2022
 - 1. 5 new owners recorded in the month of July 2022
 - 2. 14 new owners recorded in the month of June 2022
- C. 227 violation letters issued in the month of August 2022
 - 199 First Notices
 - 28 Fine Notices
 - 308 violation letters issued in the month of July 2022
 - 117 violation letters issued in the month of June 2022
- D. 13 Vehicle Violation Fines issued in the month of August
- E. New Vehicle Violation Fine Report will be provided to the Board monthly in an effort to help visualize potential income related to vehicle fines which may offset the cost of patrols.
- F. Sent mass communication to all owners regarding the mailbox issue.
- G. Sent mass communication to all owners regarding new bulk trash schedule, 3rd Friday of each month.

Physical Property Report

- A. Legends completed the 2022 tree service project in early May 2022.
- B. Fan palms were trimmed in June 2022.
- C. Date palms are scheduled for trimming on October 8th.
- D. Fairways monument lights were installed as approved by the Board.
- E. Sundance Sweeping completed street sweeping service in the gated parcels, The Fairways and Palmilla, the 4th Thursday. Sweep schedule changed to the 4th Thursday of the month to follow the new bulk pick up schedule. 3rd quarter hand blowing was completed in Palmilla Lakes.
- 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 & Horizons.
- H. Requested proposals for pool deck resurfacing for Board review at the October meeting. Proposals are being obtained due to pool deck failure.

V. OLD BUSINESS

A. MAILBOXES

President Thomas Hyslop provided an update on the broken mailbox cluster situation. Debbie Lesko's office is meeting with the United States Post Office this week.

VI. NEW BUSINESS

A. 2022 ANNUAL MEMBERSHIP MEETING

The proposal from Vote Now for electronic voting for the annual meeting was approved with the condition that homeowners that would like to vote by mail will be provided a ballot.

Motion: Barbara Bosson

Second: Thomas Hyslop

AYEs: Barbara Bosson, Jennifer Neal, Sara Moore, Thomas Hyslop, Madeline Mitchell

NAYs: Ronald Huston Trust

▶ **Resolved**
The motion passed

VII. COMMITTEE REPORTS

A. ARCHITECTURAL COMMITTEE REPORT

- The committee reviews submittals electronically on a weekly basis.
- The committee meets on an as-needed basis
- 8 requests were processed in the month of August 2022.

B. FINANCE COMMITTEE REPORT

- The committee reviews financial statements electronically.
- The committee meets on as as-needed basis

C. LANDSCAPE COMMITTEE REPORT

The committee meets on an as-needed basis.

Ron Huston provided the landscape committee report.

D. PALMILLA POOL COMMITTEE REPORT

- Service for the month of August is 3x/week
- The committee meets on as as-needed basis
- New pool furniture pads have been shipped
- Trash receptacles in the pool area have been relocated
- Bidding pool deck resurface

E. DOCUMENT REVIEW AD-HOC COMMITTEE REPORT

Barbara Bosson requested that this committee be postponed until next year for budgetary reasons.

F. PALMILLA STREETS & DRAINAGE AD-HOC COMMITTEE REPORT

- The committee met Thursday, September 22nd
- The committee reviewed the June 21st Parcel 17B street report and coordinated a meeting with Frank Civil for October 10th
- The committee made the following recommendations for Board approval;
To approve the proposal from Frank Civil Consulting for drainage engineering services at a cost of \$6,200.00.

Resolved

To approve the Frank Civil Consulting proposal.

Motion: Jennifer Neal

Second: Madeline Mitchell

▶ **Resolved**
The motion passed unanimously

VIII. ADJOURNMENT

The meeting adjourned at 6:49 p.m.

The next meeting is scheduled for Tuesday, October, 25th 2022 in person at Holiday Inn (1188 N Dysart Road) at 5:00 p.m.

Motion: Thomas Hyslop
Second: Barbara Bosson

▶ **Resolved**
The motion passed unanimously

APPROVED

DATE

DRAFT