

PALM VALLEY COMMUNITY ASSOCIATION

Board of Directors Meeting

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

BOARD OF DIRECTORS MEETING - CONSENT OPEN SESSION AGENDA

Disclosure: Per Arizona State Statute 33-1248 (condo) or 33-1804 (single family homes): All meetings of the association and board of directors are open to all members of the association or any person designated by a member in writing as the member's representative and all members or designated representatives so desiring shall be permitted to attend and speak at an appropriate time during the deliberations and proceedings. The board may place reasonable time restrictions on those persons speaking during the meeting but shall permit a member or a member's designated representative to speak before the board takes formal action on an item under discussion in addition to any other opportunities to speak. The board shall provide for a reasonable number of persons to speak on each side of an issue.

I. CALL TO ORDER

II. CONSENT AGENDA ITEMS

A. MINUTES

B. FINANCIAL STATEMENT

III. HOMEOWNER FORUM

A. SHORT TERM RENTAL RESTRICTION PETITION

IV. MANAGEMENT REPORT

V. OLD BUSINESS

A. PALMILLA POOL AREA LANDSCAPE ENHANCEMENT

B. TENANT REGISTRATION PROCESS

C. RESERVE STUDY UPDATE

D. PARCEL 17A STREETS

VI. NEW BUSINESS

A. GATE OPERATORS - FUTURE REPLACEMENT

B. REVIEW OF CONTRACTS

C. 2023 ANNUAL MEMBERSHIP MEETING

D. 2023 SOCIAL EVENT

VII. COMMITTEE REPORTS

A. ARCHITECTURAL COMMITTEE REPORT

B. LANDSCAPE COMMITTEE REPORT

C. PALMILLA POOL COMMITTEE REPORT

D. PALMILLA STREETS AND DRAINAGE AD-HOC COMMITTEE REPORT

VIII. ADJOURNMENT



PALM VALLEY COMMUNITY ASSOCIATION

Board of Directors Meeting – Open Session Procedures

Purpose: The Open Board Meetings are held in compliance with the Arizona Revised Statutes (Law) in order for the Board's elected volunteer Directors to have an opportunity to conduct the business of the Association on behalf of its members. The Board of Directors are homeowner volunteers serving your community and we want to be conscientious of their time and make sure the meetings run efficiently and effectively.

The Arizona Sunshine Law encourages homeowner attendance at these open meetings but within the limits of the Open Meeting law. It is important that homeowners understand and observe these legal limitations so that the board has an opportunity to conduct the association's business in a timely manner and to protect the Association, themselves and the Board's Agents against legal liability.

Meeting Procedure Reminders

- The law requires that a member be allowed to speak once after the board has discussed a specific agenda item but before the board takes any action or a vote.
- Reasonable time limitations (1 – 2 minutes) may be placed on persons speaking during the meeting, but the board must allow a reasonable number of persons (2 or 3) to speak on each side of an issue.
- The board also conducts an "Open Forum" at the beginning of each meeting, so the members have an additional opportunity to be heard. All comments or questions shall be professional, pertain to Association business and time limits shall be enforced.
- The board reserves the right to adjourn a meeting for violation of any or all, of these established procedures based on the Arizona Revised Statutes. It is imperative that order is maintained, and it is the Board's intent to conduct professional meetings that foster informed, professional and respectful exchanges at, all times. All though some disagreement is expected professional courtesy is to be maintained.
- We thank everyone in advance for your compliance with these standards in order to operate a productive and beneficial Board Meeting.

NOTE:

- Under the law, there are 5 categories that may be discussed during a closed Executive Session Meeting:
 1. Legal advice from an attorney for the Association.
 2. Pending or contemplated litigation.
 3. Personal, health and financial information about an individual member of the association, an individual employee of the association or an individual employee of a contractor of the association.
 4. Matters relating to job performance of, compensation of, health records of or specific complaints against an individual employee of the association or an individual employee of a contractor of the Association who works under the direction of the Association.
 5. Discussion of a member's appeal of a violation cited or penalty imposed by the Association except on request of the affected member that the discussion be held in open session.