

PALM VALLEY COMMUNITY ASSOCIATION
Board of Director Meeting
February 26, 2020
Open Session

The Board of Directors Open Session meeting was held at Palm Valley Community Center, 14145 W. Palm Valley Blvd., Goodyear AZ 85395.

Board Members Present: Leif Nygaard, Ron Huston, Jennifer Neal, Thomas Hyslop, Madeline Mitchell, Barbara Bosson and Sally Moore

Board Members Absent: None

Management Present: Community Manager Susie Lumley, FirstService Residential

Homeowners Present: Libby Mantz, James Laurent, Brenda Brooks, Bill O'Brien, Murray & Caroline Goertzen, Don & Pamela Voight, Steven & Judith Stella, Tony Vega, Juan Stafford, Mike Carroll and Khal Alhasin

I. Call Meeting To Order

- A. President Leif Nygaard called the meeting to order at 7:02 P.M.
- B. **MOTION** by Thomas Hyslop to approve the agenda as submitted. Seconded by Barbara Bosson. Motion passed unanimously.

II. Consent Agenda

- A. Approval of the January 22, 2020 Meeting Minutes.
- B. Acceptance of December 2019 financial statements.
- C. **MOTION** by Thomas Hyslop to approve the consent agenda as listed above. Seconded by Barbara Bosson. Motion passed unanimously.

III. Call to the Public - Open Forum

- A. Homeowner Bill O'Brien expressed concerns about overnight street parking and feels current patrol schedule is inadequate. *Response: the Board will discuss/review security proposals tonight that may result in increased patrols.*
- B. Homeowners Murray & Caroline Goertzen brought to the attention of the Board that the street signs on Monte Vista Road say Monte Vista Circle. *Response: Management will have the signs replaced with correct signs.*
- C. Homeowner Libby Mantz brought to the attention of the Board that the street sign is missing at the corner of Palm Valley Blvd and Alvarado. *Response: Management will submit a work order to City of Goodyear to have the sign replaced.*
- D. Homeowner Mike Carroll asked what can be done about barking dogs and expressed he would like to see it more green around the community. *Response: Report barking dogs to City of Goodyear, starting with Goodyear PD, and thanked him for input regarding community aesthetics.*

V. Manager Report

- A. Administrative Report
 - 1. 11 resale disclosures for the period 1/15/20 – 2/15/20
 - 2. 13 new owners recorded for the period 12/15/19 – 2/15/20
 - 3. 115 phone calls from homeowners logged for the period 1/15/20 – 2/15/20
 - 4. 199 violation letters issued for the period 1/15/20 – 2/15/20
 - 5. Mass communication email sent to all owners and residents reminding of the bulk trash schedule.

6. Renewed association insurance policy with LaBarre & Oksnee.
7. ARC Appeal
 - a Homeowner Don Voight appealed to the Board for approval to add stone veneer to the front of his home.
8. P-card Approval
 - a **MOTION** by Barbara Bosson to approve a p-card for manager use for Association expenses with a \$1000 limit. Seconded by Jennifer Neal. Motion passed unanimously.

B. Physical Property Report

1. General
 - a Common area tree trimming will be completed over the next couple of weeks. We will trim 89 trees and remove 7. All bids came in under budget.
2. Desert Greens Area:
 - a New bench, table and trash receptacle on order.
3. Fairways Common Areas:
 - a Streets were swept February 6th and 20th.
 - b Quarterly preventative gate maintenance was completed.
4. Palmilla Common Areas:
 - a Streets were swept February 6th and 20th.
 - b Monthly inspection and cleaning of the play equipment was completed.
 - c Quarterly preventative gate maintenance was completed.
 - d 2 x/wk pool service
 - e Pool gate repaired, pool re-opened and pool heater turned on.

VI. Old Business

- A. Homeowner Follow Up from Previous Meeting
 1. Follow up noted in the previous meeting minutes.
- B. Discuss Palmilla Gate Hold Open Schedule
 1. Barbara Bosson will send an electronic poll to Palmilla owners through the website requesting feedback regarding the hold open schedule.
- C. Discuss Short Term Rental Restriction
 1. The Board determined there seems to be enough feedback from homeowners to put a short-term rental restriction CC&R amendment to a vote of the membership. The plan is to do further research and add this topic to the ballot that will mail in conjunction with the annual meeting in December.
 2. Management is directed to reach out to the association attorney for input regarding amendment verbiage, current short-term rentals, and enforcement options.

VII. New Business

- A. Review/Approve Granite Replenishment
 1. Management requested proposals from Trim & Tidy for granite replenishment. Per the reserve study, estimated cost is:
 - a Master - \$6008
 - b Horizons - \$2,403
 - c Palmilla Shared - \$6,018
 2. **MOTION** by Leif Nygaard to approve granite replenishment at a cost not to exceed 10% over the estimated amounts listed above. Seconded by Madeline Mitchell. Motion passed unanimously.
- B. Review/Approve Fairways Concrete Repairs

1. **MOTION** by Leif Nygaard to approve the proposal from Precision Concrete Cutting to address 48 concrete hazard areas in The Fairways at a cost of \$3,031.69. Seconded by Jennifer Neal. Motion passed unanimously.
- C. Review Security Patrol Proposals
 1. The Board reviewed proposals from Community Action Service for security patrols.
 2. **MOTION** by Leif Nygaard to request additional proposals for security patrols, 10 – 6 hour patrols per month between the hours of 11pm and 5am, in a marked vehicle. Seconded by Thomas Hyslop. Motion passed unanimously.
- D. New Board Member Education
 1. Board member Barbara Bosson recently attended a Board Member educational event through City of Goodyear. Barb would like to put together a packet of information that would be provided to new board members going forward. Barb will send an electronic version to the Board for review.

VIII. Committee Reports

A. Architectural Committee Report

1. The committee reviewed submittals electronically for the month of January 2020.
2. The Committee continues to follow up house paint violations.
3. The committee meets the 4th Monday of the month on an as-needed basis. Next meeting is planned for Monday, April 27, 2020, 3:00 P.M. at Palm Valley Community Center.

B. Finance Committee Report

1. The Committee reviews financial statements electronically and meets on an as-needed basis.
2. Next meeting is planned for March 2020 to review 2019 year end financials.

C. Landscape Committee Report

1. Committee will meet in March 2020 to discuss spring plantings.

D. Palmilla Pool Committee Report

1. Pool service this month is 3x/week.
2. Pool gate repaired and the pool was re-opened and the heater turned on.
3. The Committee meets on an as needed basis.

E. Improvement Ad-hoc Committee Report

1. Committee met 2/17/20 and reviewed feedback from the 2019 annual homeowner survey.
2. The committee plans to meet the 3rd Monday of each month, 6:30 P.M. at Palm Valley Community Center.

X. Adjournment

A. Announcement of Next Meeting Date:

1. Next meeting is scheduled for Wednesday, April 22nd, 2020, 7:00 P.M. at Palm Valley Community Center.

- B. **MOTION** by Leif Nygaard to adjourn the meeting at 8:28 P.M. Jennifer Neal seconded. Motion passed unanimously.

Respectfully submitted,
Susie Lumley
Acting Recording Secretary