

PALM VALLEY COMMUNITY ASSOCIATION
Board of Director Meeting
September 23, 2020
Open Session

The Board of Directors Open Session meeting was held via Zoom.

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

Board Members Absent: Leif Nygaard

Management Present: Community Manager Susie Lumley, FirstService Residential

Homeowners Present: Trudy Harris, Juan Stafford, David Lover, Florian M, Vega 9

I. Call Meeting To Order

- A. Vice President Thomas Hyslop called the meeting to order at 7:03 P.M.
- B. **MOTION** by Sally Moore to approve the agenda as submitted. Seconded by Barbara Bosson. Motion passed unanimously.

II. Consent Agenda

- A. Approval of the February 26, 2020 and April 1, 2020 Meeting Minutes.
- B. Acceptance of January through July 2020 financial statements.
- C. Ratify approval of the proposal from Total Electric in the amount of \$4,919 for pool area lighting.
- C. **MOTION** by Barbara Bosson to approve the consent agenda as listed above. Seconded by Sally Moore. Motion passed unanimously.

III. Call to the Public - Open Forum

- A. Homeowner David Lover expressed concern about a neighbor that continually parks on the street over night and moves vehicle to different locations. *Response: David provided address and management will send violation notice.*
- B. Homeowner Juan Stafford expressed concern about a neighbor that rented their home and the renters are smoking pot and the smell comes over to his property. *Response: Management encouraged report to Goodyear PD. Homeowner would like first step to be through HOA, so Juan will provide address and management will contact the homeowner.*

V. Manager Report

- A. Administrative Report
 - 1. 9 resale disclosures for the period 8/15/20 – 9/15/20
 - 2. 12 new owners recorded for the period 7/15/20 – 9/15/20
 - 3. 88 phone calls from homeowners logged for the period 8/15/20 – 9/15/20
 - 4. 49 violation letters issued for the period 8/15/20 – 9/15/20
- B. Physical Property Report
 - 1. General
 - a Trim and Tidy promptly removed downed limbs from storm damage.
 - 2. Master Common Area:
 - a Wall on Dysart damaged from a vehicle accident has been repaired.
 - 3. Desert Greens Area:

- a Pest control service completed the week of September 14th.
- 4. Horizons Area:
 - a Pest control service completed the week of September 14th.
- 5. Fairways Common Areas:
 - a Streets were swept September 3rd and 17th.
 - b Quarterly preventative gate maintenance was completed.
- 6. Palmilla Common Areas:
 - a Streets were swept September 17th.
 - b Monthly inspection and cleaning of the play equipment was completed.
 - c Quarterly preventative gate maintenance was completed.
 - d Pest control completed at the pool and playground areas the week of September 14th.
 - e 3 x/wk pool service
 - f New lighting installed in and around the pool area.
 - g Ordered new signs: Monte Vista Rd, stop sign, speed limit sign and no glass containers sign.

VI. Old Business

A. Homeowner Follow Up from Previous Meeting

1. 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.*
2. Homeowners Murray & Caroline Goertzen brought to the attention of the Board that the street signs on Monte Vista Road say Monte Vista Circle. *Response: New street signs have been ordered and should be installed within the next two weeks.*
3. 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 submitted a work order to City of Goodyear to have the sign replaced.*
4. 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.*

B. Review Security Service Proposals

1. Per the request of the Board at the last meeting, management obtained proposals for increased security service. The Board reviewed proposals.
2. **MOTION** by Ron Huston to approve the proposal from Superior Protection Services in the amount of \$1986/mo plus \$75/mo for track tic, contingent on service being provided from 11pm-5am, ten random nights per month, for a total of 60 hours per month. If SPS does not agree to 60 hours per month at this rate, the proceed with approval of the proposal from Bolt Security Guard Services. Seconded by Jennifer Neal. Motion passed unanimously. Note: Add this contract for review at the February 2021 meeting. Send 30 day notice of termination for the current contract with Community Action Services.

VII. New Business

A. Review/Approve 2020 Audit/Tax Proposal

1. **MOTION** by Ron Huston to approve the proposal from Butler Hansen PLC for 2020 full audit and tax preparation at an estimated cost of \$8600 for the audit and \$595 for tax preparation. Seconded by Sally Moore. Motion passed unanimously.

B. 2020 Annual Membership Meeting

1. The meeting is planned for Wednesday, December 9, 2020. Location to be determined due to COVID restrictions.

2. The Board reviewed the timeline of events for the annual membership meeting and approved the candidate mailing.
 3. Candidate applications are due back by October 28, 2020. If more than 2 candidate applications are received, Meet The Candidates will be scheduled to be held during the October 28, 2020 Open Board Meeting.
- C. Governing Documents Review
1. Barb Bosson attended an educational event and one of the topics was updating HOA governing documents such as CC&Rs and Bylaws. Barb suggested the Board appoint a committee to review these documents for possible updates to eliminate misleading terminology and bring them up to date.
 2. **MOTION** by Barbara Bosson to appoint a Governing Document Review Committee for the purpose of proposing document revisions to the Board for approval. Barbara Bosson will serve as Committee Chair. Committee members are Barbara Bosson, Sally Moore, Jennifer Neal, and Juan Stafford. Seconded by Jennifer Neal. Motion passed unanimously. Note: Barb will request additional committee volunteers through the website.

VIII. Committee Reports

- A. Architectural Committee Report
1. The committee reviews submittals electronically on a weekly basis.
 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, September 28, 2020, 4:00 P.M. via Zoom, ID 854 1048 0583.
- B. Finance Committee Report
1. The Committee reviews financial statements electronically and meets on an as-needed basis.
 2. Next meeting is planned for October 2020 to review 2021 budget drafts.
- C. Landscape Committee Report
1. Currently trouble shooting electricity issue at the Litchfield/McDowell monument corner.
- D. Palmilla Pool Committee Report
1. Pool service this month is 3x/week.
 2. Pool heater will be turned on when the water cools down and will remain heated through Thanksgiving weekend.
 3. New lighting was installed in and around the pool area.
 4. Pool furniture is still stored away due to COVID. The Board authorizes the Committee to determine when the pool furniture should be put back out.
 5. The Committee meets on an as needed basis.
- E. Improvement Ad-hoc Committee Report
1. Committee meetings have been on hold due to COVID.

X. Adjournment

- A. Announcement of Next Meeting Date:
1. Next meeting is scheduled for Wednesday, October 28, 2020, 7:00 P.M. Location to be determined.
- B. **MOTION** by Sally Moore to adjourn the meeting at 8:04 P.M. Jennifer Neal seconded. Motion passed unanimously.

Respectfully submitted,
Susie Lumley
Acting Recording Secretary