

PALM VALLEY COMMUNITY ASSOCIATION

Annual Membership Meeting

December 9, 2020

Held via Zoom

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

Management Present: FirstService Residential Community Manager Susie Lumley

Homeowners Present: Jeremiah Smith, Tony Vega, Esme, Daniel Ensign, 720xxxxxxx, Brian, Owner

I. Call To Order

- A. The meeting was called to order at 7:03 P.M. by President Leif Nygaard.
- B. Leif discussed the need for a virtual meeting this year and video conferencing etiquette.

II. Certification of Quorum

- A. Susie Lumley verified a quorum present with 139 lots represented in person or by mail ballot.

III. Affidavit of Mailing

- A. Leif Nygaard verified official notice of the meeting was mailed to all owners of record as of November 6, 2020.

IV. Introductions

- A. Leif Nygaard introduced current board members and management representative and thanked the homeowners who were present for joining the meeting tonight.

V. Election of Directors

- A. Leif Nygaard announced there are two (2) seats open for the board of directors.
- B. Leif announced Board of Director candidates received by mail as follows: Barbara Bosson, Ron Huston, Jeremiah Smith, Tony Vega and Kenneth Walker.
- C. Appointment of Inspectors
 1. Two homeowner volunteers, Carol Dawson and Juan Stafford, were appointed at the October 28, 2020 meeting to act as Inspectors for certifying any ballot count for this meeting. Inspectors met with management earlier today to open and tally the ballots.
- D. Election Results
 1. Director Election
 - a Barbara Bosson was elected to a three (3) year term.
 - b Ron Huston was elected to a three (3) year term.
 2. Approval of Annual Meeting Minutes
 - a December 4, 2019 annual meeting minutes were approved with 125 votes in favor.
 3. Approval of IRS Ruling 70-604
 - a IRS Ruling 70-604 was approved by the membership with 113 votes in favor.

VI. Financial Report

- A. Susie Lumley reviewed the 2021 budgets. A handout was displayed on the screen for those in attendance to view. The Master Annual Assessment will be reduced in 2021 from \$172/yr to \$160/yr per lot. All of the parcel fees will remain the same for 2021.

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.

VIII. Community Overview

- A. 2020 Accomplishments:

1. Close Monitoring of Finances
 - a budget adjustments as necessary
 - b finance committee involvement
 - c CPA audit of financials
 2. Approved 2021 budgets:

The Master Annual Assessment will be reduced in 2021 . All parcel fees will be same as the previous year:

 - Master - \$160/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. Annual tree trimming in common areas completed in first quarter 2020
 4. Added plants and trees in various common areas
 5. Replenished granite in the Master, Horizons and Palmilla Shared
 6. Replaced table, bench and trash receptacle in Desert Greens park
 7. Addressed 48 trip hazard repair areas along the sidewalks in The Fairways
 8. Added new lighting in and around the Palmilla pool area
 9. Increased security patrol to 60 hours per month, 10 – 6 hour shifts per month with a new security company
 10. Review & reaffirmation of committees (ARC, Finance, Landscape and Pool)
 11. Appointed an Ad-hoc Governing Document Review Committee to review the Association documents for any revisions needed to update or make the documents more clear
 12. Board members reaffirmed code of conduct for Board members and committee members
 13. Continued improvements to the website www.palmvalleyphase1hoa.com, much thanks to Web Editor Barbara Bosson
 14. Reviewed homeowner survey responses in January and considered homeowner impact throughout the year during decision making
 15. Continue to reinforce ways to reach management:
 - a Email: PalmValley@fsresidential.com
 - b Phone: 480-551-4300 (live person 24/7)
- B. A Forward Look at 2021:
1. Annual tree trimming (Jan/Feb)
 2. Annual Community Wide Garage Sale scheduled for Feb 13, 2021 (2nd Saturday in February each year)
 3. Patch and paint block walls along Palm Valley Blvd and perimeter (Thomas, Dysart, Litchfield and McDowell)
 4. Sealcoat planned for Palmilla Greens (front half of Palmilla)
 5. Possible improvement project to include landscape and lighting enhancements at the main entry monuments (the big Palm Valley signs)

IX. Open Forum

- A. Ron Huston pointed out that the mailing address for assessment payments has changed. *Response: management will send e-mail blasts to homeowners alerting everyone to this fact and Barb will post an announcement on the website.*
- B. Management asked if people are comfortable moving forward with the community wide garage sale in light of the pandemic. *Response: a poll of homeowners present showed people feel comfortable moving forward with the annual garage sale.*

X. Adjournment of Meeting

- A. The meeting was duly adjourned at 7:32 P.M.
- B. Organizational & Goals Meeting to be held in January.

Respectfully submitted, Susie Lumley, Acting Recording Secretary