

PALM VALLEY COMMUNITY ASSOCIATION

Board of Directors Meeting

April 25, 2023 5:00 PM
Holiday Inn & Suites
1188 N Dysart Rd
Goodyear, AZ 85395

MINUTES

Directors Present

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

Directors Absent

James Bluemer - Director

Additional Attendees

Management Present: Community Manager Susie Lumley, FirstService Residential
Homeowners Present: Roc Latino, V Smith, Charles Gray, Rick Howell, Joni Kerley, Bill O'Brien, James Laurent, Sherrie Yorgason, Paul Wegeman, David & Lynn Barnett, Nathan Rodgers, Joyce Underwood, Doug Ramsey, Juan Stafford and Ken Rittenhouse

I. CALL TO ORDER

The meeting was called to order by Board President Thomas Hyslop at 5:00 P.M.

II. CONSENT AGENDA ITEMS

A. MINUTES

Resolved

To approve the 2/28/23 meeting minutes as presented.

Motion: Sara Moore

Second: Barbara Bosson

▶ **Resolved**
The motion passed unanimously

B. FINANCIAL STATEMENT

Resolved

To accept the February 2023 financial statement as submitted.

Motion: Barbara Bosson

Second: Sara Moore

▶ **Resolved**
The motion passed unanimously

C. RATIFY APPROVAL OF EXPENSES

Resolved

To approve the proposals from SFM to repair the wall at the south end of Palmilla walk path at a cost of \$5582.50, and to repair the wall on PV Blvd east of Litchfield Rd at a cost of \$9963.50, to be paid from Master operating account.

To approve the proposal from A Balanced Pool to replace the pool motor at a cost of \$500 installed with a one-year warranty, to be paid from Palmilla Lakes reserve fund.

Motion: Thomas Hyslop

Second: Sara Moore

▶ **Resolved**
The motion passed unanimously

III. HOMEOWNER FORUM

Homeowner Juan Stafford talked about police constantly at the home across the street from him.

Response: As a courtesy management will reach out to the homeowner to let them know the police seem to be visiting their tenants regularly.

Homeowner Rick Howell asked for an update regarding the home with the red door. *Response: This matter is at legal for compliance.*

Homeowner Sherrie Yorgason reported a boat being stored in the first come first serve parking in Palmilla Lakes. *Response: management will tag the boat and have it towed if not moved.*

Homeowner Ken Rittenhouse expressed concern regarding increased volume of AirBnb causing increased trash in the community.

Discussion regarding short-term rentals ensued. Various homeowners in attendance at the meeting expressed concerns regarding short-term rentals and a suggestion was made to add a short-term rental restriction to the ballot again this year restricting rentals less than 30-days. *The Board will discuss this topic at a future meeting.*

Homeowner Joyce Underwood expressed concerns related to the park on Palm Valley Blvd and Monte Vista and park users not yielding use to Palm Valley homeowners. *Response: this is a City of Goodyear owned and maintained park and Palm Valley homeowners do not have priority over other Goodyear residents.*

Homeowner Joyce Underwood expressed concerns about homes with weeds and rats in Las Palmas and a neighbor receiving a violation for a covered car noting it as a camper. *Response: Susie will conduct a violation tour in Las Palmas this week and review findings with the compliance coordinator.*

Homeowner Doug Ramsey expressed concern about the wall behind his home on Palm Valley Blvd. *Response: Management will meet with the homeowner and a wall vendor to look at the wall.*

A homeowner expressed concern about gopher activity at Palm Valley Elementary School. *Management will follow up with the school and request gopher treatment over the summer again while school is out.*

Homeowner Nathan Rodgers would like to appeal a violation. *Management will follow up with the homeowner.*

Homeowner Victoria Smith requested an update on Architectural Committee activity. *Response: report forthcoming below under Committee Reports.*

IV. MANAGEMENT REPORT

Administrative Report:

- A. 109 calls logged in the month of March 2023 (report provided weekly)
- B. 7 new owners recorded in the month of March 2023 (report enclosed)
- C. 225 violation letters issued in the month of March 2023 (reports enclosed)
 - 158 First Notices
 - 67 Fine Notices
- D. Mass Communication Emails sent in March 2023:
 - 3/3/23 Palm Valley News sent to all homeowners including February meeting minutes and a request for social committee volunteers
 - 3/17/23 Mailbox structure removal update sent to all owners
 - 3/28/23 Reminder no March meeting sent to all owners
- E. Finalized insurance claim for graffiti damage last year
- F. Filed insurance claim for wall damage due to wind
- G. Completed Utility Bill Reconciliation for 2022 and 2023

Physical Property Report

- A. Sundance Sweeping performs street sweeping service in The Fairways and Palmilla the 3rd Thursday each month.
- B. A Balanced Pool completed 3 times per week service for Palmilla Pool.
- C. Tot Lots performed initial quarterly service for all 3 playgrounds on April 10th.
- D. Work Orders this period included:
 - 1. Palmilla exit gate half open was repaired
 - 2. Picked up down limbs and re-staked trees due to wind damage
 - 3. Ordered pet bags for the year
 - 4. Replaced electric strike on Palmilla Shared pedestrian gate
 - 5. Repaired irrigation leak in Palmilla Lakes
 - 6. Replaced pool motor
 - 7. Work order for wall repairs due to wind damage
 - 8. On-going work to locate a small underground irrigation leak in Palmilla Shared

V. OLD BUSINESS

A. PALMILLA POOL AREA LANDSCAPE ENHANCEMENT

Resolved

To approve up to \$1,040.00 for pool area landscape enhancement. Plant price in the bid from Trim & Tidy seems a little high. Management to obtain additional bids.

Motion: Ronald Huston Trust

Second: David McFelia

▶ **Resolved**

The motion passed unanimously

VI. NEW BUSINESS

A. ANNUAL TREE SERVICE

Resolved

To approve the proposal from Mariposa at a cost of \$11,179 to trim 32 trees and remove 10, to be paid from operating accounts as follows:

- Master - \$4,500
- Horizons - \$776
- Fairways - \$156
- Palmilla Shared - \$5,280
- Palmilla Lakes - \$467

To approve the proposal from Mariposa at a cost of \$5,382 to trim and skin 2' per tree for 21 date palms and 51 fan palms to be paid from operating accounts as follows:

- Master - \$1,047
- Desert Greens - \$224
- Horizons - \$224
- Fairways - \$224
- Palmilla Shared - \$3,364
- Palmilla Lakes - \$299

Management to negotiate with Mariposa to see if Desert Greens, Horizons and Fairways expense can be reduced by \$24 each and Palmilla Shared reduced by \$364 to bring costs in line with budget.

Motion: Ronald Huston Trust

Second: Madeline Mitchell

▶ **Resolved**
The motion passed unanimously

B. PLAYGROUND IMPROVEMENTS

First Motion

To approve the proposal from Tot Lots to sift sand at a cost of \$850 each for Desert Greens & Horizons, and \$1,500 for Palmilla, to be paid from operating funds.

Motion: Sara Moore

Second: Madeline Mitchell

▶ **Resolved**
The motion passed unanimously

Second Motion

To approve the proposal from Tot Lots to recoat the platforms at Horizons playground at a cost of \$6,180 to be paid from Horizons reserve fund.

Motion: Sara Moore

Second: Barbara Bosson

- ▶ **Resolved**
The motion passed unanimously

C. RESERVE STUDY UPDATE

Management to obtain proposals to update the reserve studies for review at a financial board meeting in May.

VII. COMMITTEE REPORTS

A. ARCHITECTURAL COMMITTEE REPORT

- a. The committee reviews submittals electronically as they are received through SmartWebs.
- b. The committee meets on an as-needed basis.
- c. The committee met March 27th and discussed pending requests, the SmartWebs process, upcoming house paint inspections and Design Guideline review.
- d. 9 requests were processed for the month of March 2023.
 1. 6 approved
 2. 1 declined
 3. 2 waiting on info from the homeowner

B. LANDSCAPE COMMITTEE REPORT

- a. The committee meets on an as-needed basis.
- b. Ron and Susie inspected all common area trees and Susie put tree service out to bid.

C. PALMILLA POOL COMMITTEE REPORT

- a. Service for the months of March-November is 3x/week.
- b. The committee meets on an as-needed basis.
- c. The pool heater was turned on the first week of March and will remain on until the water warms up enough on its own.
- d. Committee is thinking of temporary deck patches to get through this summer and looking at alternate decking options for the future, to combat the uneven concrete.

D. PALMILLA STREETS AND DRAINAGE AD-HOC COMMITTEE REPORT

Streets

1. Frank Civil Consulting provided a pavement & related component maintenance study for Palmilla Lakes streets with an estimated budget for 2023 as follows:
 1. Cypress St north of Palmilla Blvd - \$141,239
 2. Cypress St south of Palmilla Blvd - \$85,467
 3. Palmilla Blvd west of the bridge - \$24,317
2. The board will discuss available funding for this project at a finance board meeting to be held in May.

Drainage

1. Frank Civil Consulting provided a report outlining work that needs to be done to correct the issue. Cost is estimated around \$27,000 to install a concrete culvert.
2. Frank Civil is in the process of obtaining bids for committee review and recommendation to the board at the May meeting.
3. Homeowner Don Voight has experience in this area and volunteered to meet with the committee to see

where costs can be reduced.

VIII. ADJOURNMENT

The meeting was duly adjourned at 6:45 P.M. The next regular board meeting is scheduled for Tuesday, May 23rd, 5:00 P.M. at Holiday Inn located at 1188 N Dysart Rd.

APPROVED

DATE

DRAFT