

PALM VALLEY COMMUNITY ASSOCIATION

Board of Directors Meeting

October 26, 2021 5:00 PM
Palm Valley Community Center
14145 W Palm Valley Blvd
Goodyear, AZ 85395

MINUTES

Directors Present

Ronald Huston - Treasurer
Leif Nygaard - President
Jennifer Neal - Director
Thomas Hyslop - Vice President
Madeline Mitchell - Director
Sara Moore - Director

Directors Absent

Barbara Bosson - Secretary

Additional Attendees

Homeowners in attendance: Nancy Burton, Rick Howell, Jessie, and David Barnett
Management in attendance: Susie Lumley, Community Manager, FirstService Residential

I. CALL TO ORDER

The meeting was called to order by President Leif Nygaard at 5:00 PM.

II. CONSENT AGENDA ITEMS

A. MINUTES

Resolved

To approve the 9/28/21 meeting minutes as presented.

Motion: Thomas Hyslop

Second: Jennifer Neal

▶ **Resolved**
The motion passed unanimously

B. FINANCIALS

Resolved

To accept the April through September 2021 financial statements, subject to audit.

Motion: Leif Nygaard

Second: Sara Moore

▶ **Resolved**
The motion passed unanimously

III. HOMEOWNER FORUM

Homeowner David Barnett inquired about meeting notice and replacement of street signs on Monte Vista Rd. *Response: In future management will make sure a email blast is sent in advance of each meeting in addition to anything sent via the website. Management to get corrected street signs installed on Monte Vista.*

A homeowner in attendance voiced concerns regarding a group home coming into the community.

Management is directed to contact the association attorney to clarify the association's role with regard to group homes.

A. STREET PARKING VIOLATION NOTICE PROCESS

Leif Nygaard provided an update regarding parking violation notice procedures. The risk benefit analysis of a procedure change is not favorable. Incorporating a change could entail additional administrative cost and would still not be a full proof solution. Owners would have visitors, service providers, caregivers, etc., with vehicles not registered. We do not have phone numbers on file for every homeowner as phone numbers are provided only on a voluntary basis. Requiring owners to register vehicles would be an inconvenience applied to all owners where the current error margin affects only a minimal number of homeowners.

All vehicle violation notices will continue to advise owners to contact management if the vehicle is not associated with their residence, and no owner will be held responsible for vehicle violations pertaining to vehicles not related to their residence. The new patrol company beginning 11/1/21 will take every measure available to them in attempting to determine what home a vehicle belongs to prior to sending a violation notice.

IV. MANAGEMENT REPORT

Administrative Report:

- A. 18 resale disclosures processed for the period 9/15/21 – 10/15/21
- B. 68 calls logged for the period 9/15/21 – 10/15/21 (report provided weekly)
- C. 22 new owners recorded 8/15/21 – 10/15/21 (report enclosed)
- D. 203 violation letters issued for the period of 9/15/21 – 10/15/21 (report enclosed)
 - 163 First Notices
 - 34 Fine Notices
 - 6 Extension Notices
- E. Mass Communication Emails for the period of 9/15/21 – 10/15/21:
 - 9/17/21 Pool Abuse warning sent to all Palmilla Lakes owners and residents
 - 9/22/21 Board Meeting Announcement sent to all owners and residents
 - 10/21/21 Annual Meeting Request for candidates sent to all owners
- F. Sent 30 day notice of cancellation of contract to Superior Protection Services, effective cancelled 10/31/21.
- G. Notified Countywide Security of approval and 11/1/21 start date.
- H. Confirmed with SFM that wall replacements include rebar and 2 year warranty. Processed down payment so work can be scheduled.

Physical Property Report

- A. Susie and Ron met with Trim & Tidy to discuss landscape issues.

- B. Susie and Ron met with Brian, Pavement Management Specialist for City of Goodyear, and looked at Palmilla Lakes streets.
- C. Sundance Sweeping completed street sweeping service in The Fairways the 1st & 3rd Thursday of the month and in Palmilla the 3rd Thursday.
- D. A Balanced Pool completed 3 times per week service for Palmilla Pool.
- E. Safe & Sound completed monthly playground service in Palmilla.
- F. Work Orders this period included:
 - 1. Trim & Tidy to check irrigation leak in Palmilla near walk path.
 - 2. Signature Gate Co to check Palmilla exit gate stuck open.
 - 3. Phx Surveillance to check Palmilla cameras not working

V. OLD BUSINESS

A. 2021 ANNUAL MEMBERSHIP MEETING

The Annual Meeting is scheduled for Tuesday, December 7th at 5:30 PM at Palm Valley Community Center.

Candidate mailing was sent, requesting all candidate forms be returned by November 1st.

Resolved

To add voting for a CC&R amendment to restrict short-term rentals to the annual meeting ballot. If passed this would restrict rentals less than 90 days and give 180 days for existing rentals to come into compliance.

Motion: Sara Moore

Second: Thomas Hyslop

▶ **Resolved**
The motion passed unanimously

B. REVIEW / APPROVE MONUMENT LIGHTING PROPOSAL

To approve the proposal from Sunsation Electric to replace monument sign lighting at a cost of \$3,743 plus additional funds up to \$1,000 to correct the power issue at the southeast corner of Palm Valley Blvd and Litchfield Rd.

Motion: Leif Nygaard

Second: Thomas Hyslop

▶ **Resolved**
The motion passed unanimously

C. PALMILLA STREET WORK

Still awaiting additional proposals.

VI. NEW BUSINESS

A. REVIEW/APPROVE AUDIT/TAX PROPOSAL

Resolved

To approve the proposal from Butler Hansen PLC for the annual audit and tax preparation, audit \$8600 and tax prep \$985.

Motion: Thomas Hyslop

Second: Sara Moore

- ▶ **Resolved**
The motion passed unanimously

B. 2022 BUDGET APPROVAL

Resolved

To approve the 2022 budgets as presented:

- Master** - The maximum allowable annual assessment of \$951.80, will be effective as of January 1, 2022. The actual assessed amount to be billed will be \$160.00 per year, effective January 1, 2022.
- Desert Greens** - The parcel assessment of \$172.00, will be effective as of January 1, 2022. The actual assessed amount to be billed will be \$172.00 per year, effective January 1, 2022.
- Horizons** - The parcel assessment of \$175.00, will be effective as of January 1, 2022. The actual assessed amount to be billed will be \$175.00 per year, effective January 1, 2022.
- The Fairways** - The parcel assessment of \$720.00, will be effective as of January 1, 2022. The actual assessed amount to be billed will be \$180.00 per quarter, effective January 1, 2022.
- Palmilla Shared** - The parcel assessment of \$296.00, will be effective as of January 1, 2022. The actual assessed amount to be billed will be \$74.00 per quarter, effective January 1, 2022.
- Palmilla Lakes** - The parcel assessment of \$520.00, will be effective as of January 1, 2022. The actual assessed amount to be billed will be \$130.00 per quarter, effective January 1, 2022.
- Palmilla Greens** - The parcel assessment of \$320.00, will be effective as of January 1, 2022. The actual assessed amount to be billed will be \$80.00 per quarter, effective January 1, 2022.

To add an additional \$6,000 from Master operating surplus to a budget line item for electronic devices in 2022.

Motion: Leif Nygaard

Second: Madeline Mitchell

- ▶ **Resolved**
The motion passed unanimously

VII. COMMITTEE REPORTS

A. ARCHITECTURAL COMMITTEE REPORT

- The committee reviews submittals electronically on a weekly basis.
- The committee meets on an as-needed basis.

B. FINANCE COMMITTEE REPORT

- The committee reviews financial statements electronically.
- The committee meets on an as-needed basis.
- The committee reviewed the 2022 proposed budgets.

C. LANDSCAPE COMMITTEE REPORT

- Committee chair and management met with the landscaper this period to review some minor issues and the irrigation schedule.
- The committee meets on an as-needed basis.

D. PALMILLA POOL COMMITTEE REPORT

- Service for the month of October is 3x/week.

- The committee meets on an as-needed basis.
- Vandalism issues seem to be improving.

E. IMPROVEMENT AD-HOC COMMITTEE REPORT

- The Board thanks this committee for the input provided regarding improvement projects to enhance property values and serve the best interest of the homeowners. Over the last year, surplus funds have been utilized as follows:
 1. 2021 reduced assessment - \$15,564
 2. 2021 increased patrols - \$15,000
 3. 2021 wall repairs - \$27,000
 4. 2021 monument sign landscape renovation - \$8,000
 5. 2022 reduced assessment - \$15,564
- At this time the committee will be dissolved.

Resolved

To dissolve the Improvement Ad-hoc Committee. Thank you to committee members for valuable feedback provided.

Motion: Leif Nygaard
Second: Jennifer Neal

▶ **Resolved**
The motion passed unanimously

F. DOCUMENT REVIEW AD-HOC COMMITTEE REPORT

No report this period.

G. GOLF FENCE AD-HOC COMMITTEE REPORT

- The committee meets on an as-needed basis.
- The committee conducted a thorough review of all existing view fencing.
- It was determined the majority of fencing is not in need of significant repair or replacement.
- There is no plan to change the existing view fence style/design/material or require the replacement of all view fencing.
- While most owners have done a good job maintaining their fences, not everyone has. As a result, numerous sections of fencing are badly faded or are in stages of disrepair. Consequently, our community's fencing is not representative of the consistent high standards which are part of Palm Valley.
- The committee recommends the Board consider a CC&R amendment to change golf lot view fence maintenance responsibility back to the Association.

Resolved

To add a CC&R amendment to the annual meeting ballot, that if passed, would change golf lot view fence maintenance responsibility back to the Association.

Motion: Thomas Hyslop
Second: Jennifer Neal
AYEs: Jennifer Neal, Sara Moore, Thomas Hyslop, Madeline Mitchell
NAYs: Ronald Huston
Abstained: Leif Nygaard

▶ **Resolved**
The motion passed

VIII. ADJOURNMENT

- The next meeting is the Annual Membership Meeting scheduled for Tuesday, December 7th, 5:30pm at Palm Valley Community Center.
- 2022 meetings will be held at 5:00pm the 4th Tuesday of the month for the months of January, February, April, May, September and October. The annual membership meeting will be held in early December 2022.

Resolved

To adjourn the meeting at 6:31 PM.

APPROVED

DATE