

PALM VALLEY COMMUNITY ASSOCIATION
Board of Director Meeting
May 22, 2019
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: Thomas Hyslop, Ron Huston, Brenda Brooks, Tom Jones and Madeline Mitchell

Board Members Absent: Leif Nygaard and Jennifer Neal

Management Present: Community Manager Susie Lumley, FirstService Residential

Homeowners Present: Barbara Bosson, John & Sue Black, Nancy Burton, Jeri & Patricia Lee, Ken Rittenhouse, and W H Doyle

I. Call Meeting To Order

- A. Vice President Thomas Hyslop called the meeting to order at 7:03 P.M.
- B. **MOTION** by Ron Huston to approve the agenda with removal of April 2019 from item II.B. Seconded by Brenda Brooks. Motion passed unanimously.

II. Consent Agenda

- A. Approval of the January 23, 2019 Meeting Minutes.
- B. Acceptance of March 2019 financial statements.
- C. **MOTION** by Brenda Brooks to approve the consent agenda as listed above. Seconded by Tom Jones. Motion passed unanimously.

III. Call to the Public - Open Forum

- A. No public comments

IV. Manager Report

- A. Administrative Report
 - 1. 12 resale disclosures for the period 4/15/19 – 5/15/19
 - 2. 26 new owners recorded for the period 3/15/19 – 5/15/19
 - 3. 99 phone calls from homeowners logged for the period 4/15/19 – 5/15/19
 - 4. 60 violation letters issued for the period 4/15/19 – 5/15/19
- B. Physical Property Report
 - 1. General
 - a. **MOTION** by Thomas Hyslop to approve the proposal from Trim & Tidy for palm trimming at a cost of \$50/fan palm and \$55/date palm. Seconded by Brenda Brooks. Motion passed unanimously.
 - b. Date Palms are scheduled to be trimmed May 25th and Fan Palms will be trimmed mid-June.
 - 2. Master Common Areas:
 - a. Thomas monument landscape improvement project is completed.
 - b. Work order issued for backflow leaking at the northeast corner of Litchfield & McDowell.
 - 3. Desert Greens Area:
 - a. Management provided park improvement bids to the Desert Greens Park Improvement Committee.
 - b. Sidewalk repair in the park was completed.
 - c. Wrought iron fence replacement is about 6-8 weeks out.
 - 4. Fairways Common Areas:

- a Streets were swept the 1st & 3rd Thursday.
- 5. Palmilla Common Areas:
 - a Found the problem with Palmilla entry gate standing open was a result of the median side gate getting stuck on the curb. The gate company reset the limits so the gate would not open so wide, but the setting would not hold. Control board was replaced to correct the problem.
 - b Streets were swept the 3rd Thursday of the month.
 - c Sidewalk repair completed near the playground.
 - d Monthly inspection and cleaning of the play equipment was completed.
 - e 3 x/wk pool service this month.
- 6. City of Goodyear Maintained Areas:
 - a Work order for irrigation along Palm Valley Blvd hitting homeowner wall. The City found the problem was homeowner irrigation damaging the wall.

V. Old Business

A. Homeowner Follow Up from Previous Meeting

1. Homeowner Sandie Cannon would like the pool area lighting project moved up on the priority list, and reported a violation for a basketball goal, a violation for lattice and requested an update on the home in Palmilla Lakes that is painted the wrong color. *Response: Followed up open violations for the basketball goal and lattice. The Board will discuss next steps for the home painted the wrong color. The pool committee will meet to discuss pool area lighting.*
2. Homeowner John Wood reported concerns with the new asphalt on La Reata in Desert Greens. *Response: Management reported to City of Goodyear and notified the homeowner. Note: City of Goodyear owns and maintains the streets and any asphalt concerns should be reported to the city.*
3. Homeowner Libby Mantz inquired if the issue with Palmilla gate has been resolved. *Response: This issues should now be resolved.*
4. Homeowner Dawn Conley expressed concerns regarding violation enforcement. In Palmilla Lakes cluster home area she sees issues with people parking on the pavers, trash cans left out, basketball goal left out, and bulk pick up out too early. *Response: Management followed up open violations. The current agreement between the association and management is a violation inspection of ¼ of the Palm Valley Community each week, so the entire community is inspected over a one month period.*
5. Homeowner Ricardo Wise reported a couple of new homeowners near him leaving trash cans stored in view. *Response: Management issued violation notices for trash cans and notified the homeowner.*
6. A homeowner inquired who is responsible for weeds in mailbox areas, specifically on Wilshire near 138th Avenue. *Response: Management followed up the open violation and the area has now been cleaned up.*
7. Homeowner Brian Hurst explained that he received a violation for view fence maintenance in February 2018. He addressed the needed maintenance and received another notice in October 2019. He would like to know how to advise that the work outlined in a violation notice has been completed. *Response: Homeowners can utilize the form at www.palmvalleyphase1hoa.com or send an email to PalmValley@fsresidential.com to report a violation has been cured.*

B. Homeowner Survey

1. The Board would like to utilize the association website to send a survey later this year.
2. **MOTION** by Brenda Brooks to approve the expense of \$40/year to add quick poll service to the website. Seconded by Ron Huston. Motion passed unanimously.
3. The Board would like management to check with other communities to see what questions they are asking on homeowner surveys and add this topic to the September meeting agenda.

VI. New Business

A. Annual Contract Review - Management

1. **MOTION** by Tom Jones to continue the current contract with FirstService Residential. Seconded by Brenda Brooks. Motion passed unanimously.

B. Annual Contract Review - Landscape

1. The Board would like this topic moved to the October meeting agenda.

C. Annual Contract Review – Street Sweeping

1. **MOTION** by Tom Jones to continue the current contract with Sundance Sweeping. Seconded by Brenda Brooks. Motion passed unanimously.
2. Fairways is swept the 1st & 3rd Thursday of the month and Palmilla is swept the 3rd Thursday of the month.
3. The Web Editor will send an email blast reminder the Friday and Monday before each sweep.

D. Annual Contract Review - Patrol

1. **MOTION** by Tom Jones to continue the current contract with Community Action Service for 6 random patrols per month between the hours of midnight and 5am. Seconded by Brenda Brooks. Motion passed unanimously.

E. Discuss Electronic Voting for Annual Meeting

1. Cost for electronic voting is about \$1200. This is about the same price as voting by mail.
2. Web Editor to look into the possibility of sending ballots electronically through the website with the ability to see who submitted a ballot.
3. Web Editor to send a poll to homeowners to see if people would prefer to vote electronically or by mail for the annual meeting.

F. Appointment of Horizons Ad-hoc Park Improvement Committee

1. **MOTION** by Thomas Hyslop to approve Horizons Ad-hoc Park Improvement Committee Guidelines and to appoint Ken Rittenhouse, Tim Roles and to the Committee, with Ken as chairman. Seconded by Brenda Brooks. Motion passed unanimously.

VII. Committee Reports

A. Architectural Committee Report

1. The Committee met April 10th to and reviewed two submittals.
2. The Committee continues to follow up house paint violations. There is 1 open violation from the 2017 House Paint group and 11 open for 2019.
3. The committee generally meets the 4th Monday of the month on an as-needed basis. Next meeting is planned for Monday, September 23, 2019, 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.

C. Landscape Committee Report

1. Date palms scheduled for trimming May 25th and fan palms mid-June.

D. Palmilla Pool Committee Report

1. Pool service this month is 3x/week.
2. The Committee will meet to further discuss pool area lighting.

E. Desert Greens Park Improvement Ad-hoc Committee Report

1. Committee is reviewing bids for replacement of playground sand with wood chips, replacement of table, bench and trash can, and the addition of exercise equipment.
2. Wrought iron fence replacement is 6-8 weeks out.
3. Sidewalk repair has been completed.
4. Painting has been completed.

F. Web Editor Report

1. Website visitor count 3242 and membership total 1148.
2. Meeting agenda this month was opened 190 times.
3. 513 emails from the website were viewed this month.

VIII. Adjournment

A. Announcement of Next Meeting Date:

1. The Board will adjourn into executive session immediately following this meeting to discuss items under A.R.S. 33-1804 Sections A.1, 2 & 3.
2. Next meeting is scheduled for Wednesday, September 25th, 2019, 7:00 P.M. at Palm Valley Community Center.

B. **MOTION** by Ron Huston to adjourn the meeting at 8:12 P.M. Brenda Brooks seconded. Motion passed unanimously.

Respectfully submitted,

Susie Lumley
Acting Recording Secretary