

**PALM VALLEY COMMUNITY ASSOCIATION**  
**2023 Annual Membership Meeting**  
**December 5, 2023**  
**Held at Holiday Inn & Suites**  
**1188 N Dysart Rd, Goodyear AZ 85395**

**Board Members Present:** Thomas Hyslop, Sally Moore, Ron Huston, David McFelia and Jennifer Neal

**Management Present:** FirstService Residential Vice President Jennifer Clifford, Community Manager Susie Lumley and Senior Assistant Community Manager Veronica Nicholls

**I. Call To Order**

A. The meeting was called to order at 5:30 P.M. by President Thomas Hyslop.

**II. Certification of Quorum**

A. Thomas Hyslop verified a quorum present with 380 lots represented in person or by electronic ballot.

**III. Affidavit of Mailing**

A. Thomas Hyslop verified official notice of the meeting was mailed to all owners of record as of November 10, 2023.

**IV. Introductions**

A. Thomas Hyslop introduced current board members and management representatives and thanked the homeowners who were present for joining the meeting tonight.

**V. Guest Speaker**

A. Thomas Hyslop introduced Officer Bonasera, Goodyear Police Department Community Relations Officer.

1. Officer Bonasera spoke about the Goodyear Police Department and the focus to hire good officers and treat them well so they stay with Goodyear until retirement.
2. He warned about package thieves this time of year and advised to keep the house looking like someone is home.
3. He answered questions from the membership on various topics:
  - a Mailbox break ins should be reported to USPS.
  - b Barking dogs can be reported to Goodyear PD. An officer will come out and needs to witness the dog barking. The officer will work with the owner to try to resolve the issue and if not successful can write a ticket. Barking dogs can be reported any time of day if they are disturbing a person's peace.
  - c With regard to parking issues, on a public roadway if a vehicle is blocking a private driveway, Goodyear PD will respond and have the vehicle towed. On private streets in the gated areas, contact the HOA for parking issues, with the exception of parking too close to a fire hydrant, which PD will respond to.
  - d With regard to crime, PD will respond to all calls, gated community or not.
  - e With regard to roadway accidents, in the gated areas, PD will only come out if there are injuries. Even on public roads, if there are no injuries and damage is estimated under \$2,000, generally PD does not need to come out.
  - f To look at crime statistics for your area visit <https://communitycrimemap.com>.
  - g Complaints regarding air traffic should be reported to the FAA (Federal Aviation Administration).
  - h With regard to drones, anyone can operate a drone under 249 grams before dark. Drones over 249 grams must be registered and are monitored by the FAA.
  - i With regard to large trucks parking overnight behind JC Penney, this is private property so the property owner would need to contact PD.
  - j With regard to speeding on Palm Valley Blvd, call PD when it is happening. If it is consistent, PD can put up a speed monitor or traffic patrol can monitor the area.
  - k A homeowner asked how many zones PD has in Goodyear. Officer Bonasera responded they have 9 beats. The homeowner shared his view that Goodyear PD is the best force out there.

4. Officer Bonasera encourages neighborhoods to set up Crime Watch, aka block watch. He is the officer for Goodyear PD that coordinates this. There is no minimum or maximum number of homes required. The Crime Watch needs to establish a captain, a meeting location (which can be at someone's home), and hold a minimum of two meetings per year. Contact Officer Bonasera to set up a Crime Watch and he will come share a required presentation to get the Crime Watch started. He will also coordinate Crime Watch signs and Goodyear engineering will install them. The signs are a crime deterrent.
5. Officer Bonasera can be reached through Goodyear PD at 623-932-1220.

## **VI. Election and Voting Results**

- A. Thomas Hyslop announced there are two (2) seats open for the board of directors.
- B. Thomas Hyslop announced Board of Director candidates received electronically as follows: Barbara Bosson, Ron Huston and Joni Kerley.
- C. 377 ballots were received electronically and 3 paper ballots were submitted for a total of 380 ballots.
- D. Election Results
  1. Ron Huston was elected to a three (3) year term on the Board of Directors.
  2. Barbara Bosson was elected to a three (3) year term on the Board of Directors.
  3. The 2022 Annual Meeting minutes were approved by the membership.
  4. IRS Revenue Ruling 70-604 was approved by the membership.
  5. The proposed CC&R Amendment to Article IV, Section 3 did not pass.

## **VII. Financial Report**

- A. Susie Lumley reviewed the 2024 budgets. A handout was provided for those in attendance at the meeting. The Master Annual Assessment will increase by \$25 to \$205/yr per lot for 2024. Many of the parcel fees will increase next year as well. Increases were necessary to increase funding in the reserves due to major inflation since 2020. Susie explained the difference between the master annual assessment and the parcel fees. Everyone pays the master annual assessment. In addition, some parcels pay a parcel fee for assets located in their specific parcel.

## **VIII. Honoring of Volunteers**

- A. President Thomas Hyslop acknowledged the many homeowner volunteers who serve in various capacities, including board members.
- B. Thomas thanks spouses and family members of those volunteers for time taken away from home to contribute to the betterment of the community.

## **IX. Community Overview**

- A. 2023 Accomplishments:
  1. Close Monitoring of Finances
    - a budget and investment adjustments
    - b appointment of a finance committee
    - c CPA audit of financials
    - d Updated reserve studies
  2. Approved 2024 budgets:
    - Master - \$205/yr due Jan 1
    - Desert Greens - \$172/yr due Jan 1
    - Horizons - \$240/yr due Jan 1
    - The Fairways - \$215/qtr due 1<sup>st</sup> ea qtr
    - Palmilla Shared - \$88/qtr due 1<sup>st</sup> ea qtr
    - Palmilla Greens - \$80/qtr due 1<sup>st</sup> ea qtr
    - Palmilla Lakes - \$180/qtr due 1<sup>st</sup> ea qtr
  3. Annual tree trimming in common areas completed in first quarter 2023
  4. Added plants and over 20 trees in various common areas this year
  5. Performed priority wall repairs along Palm Valley Blvd.
  6. Replaced pool motor at Palmilla Lakes pool

7. Regular community wide e-mail communications, meeting reminders, meeting minutes and community news
  8. Resolved mailbox ownership issue – USPS continues to own and maintain the mailboxes, all mailbox structures will be removed by year end 2023, with the exception of the Palmilla area and possibly The Fairways
  9. Replacement of park signs and other signs in the community and refurbishment of pet stations is underway
  10. Review & reaffirmation of committees (ARC, Finance, Landscape and Pool).
  11. Board members reaffirmed code of conduct for Board members and committee members.
  12. Continued improvements to the website [www.PalmValleyPhase1HOA.com](http://www.PalmValleyPhase1HOA.com), much thanks to web editor Barbara Bosson.
  13. Continued to reinforce ways to reach management:
    - a Email: [PalmValley@fsresidential.com](mailto:PalmValley@fsresidential.com)
    - b Phone: 480-551-4300 (live person 24/7)
- B. A Forward Look at 2024:
1. Annual tree trimming (1<sup>st</sup> qtr)
  2. Annual Community Wide Garage Sale scheduled for Feb 24, 2024 (last Saturday in February each year)
  3. Discussion and community wide vote regarding overnight street parking enforcement
  4. New gate operators for Fairways and Palmilla
  5. Palmilla street work
  6. Discussion and likely a vote regarding repaving in Palmilla Lakes
  7. Paint Fairways and Palmilla entries and Palmilla pool area
  8. Pool deck repairs

**X. Open Forum**

- A. Homeowners in attendance discussed various topics.

**XI. Adjournment of Meeting**

- A. The meeting was duly adjourned at 6:38 P.M.
- B. Organizational Meeting planned for January 23<sup>rd</sup>, 2024, 5:00 P.M. at Holiday Inn & Suites, 1188 N Dysart Rd, Goodyear AZ 85395

Respectfully submitted,

Susie Lumley  
Acting Recording Secretary