

# PALM VALLEY COMMUNITY ASSOCIATION

## Board of Directors Meeting

May 26, 2021 7:00 PM

Via zoom

Goodyear, AZ 85395

### MINUTES

#### Directors Present

Ronald Huston - Treasurer  
Jennifer Neal - Director  
Thomas Hyslop - Vice President  
Barbara Bosson - Secretary  
Sara Moore - Director

#### Directors Absent

Leif Nygaard - President  
Madeline Mitchell - Director

#### Additional Attendees

Management Present: Susie Lumley, Community Manager, FirstService Residential  
Guest Present: Blair Frierson, Amazon Account Manager  
Homeowners Present: David L, Byrnadette Flores, Davya, Patti Phillips, Marcelo Da Silva, Libby & Laura Mantz and Patricia McIntyre

### I. CALL TO ORDER

The meeting was called to order at 7:00 P.M.

The agenda was approved with the addition of item VII. B. Palmila street work.

### II. GUEST: BLAIR FRIERSON, ACCOUNT MANAGER, AMAZON

Blair Frierson, Account Manager with Amazon, addressed the Board and the members in attendance regarding Amazon delivery protocols. Since COVID, Amazon has seen a 50% increase in package delivery. Using smart box technology, Amazon drivers have to check in to gain one-time secure access to gated communities. Amazon is holding drivers accountable and taking measures to verify their drivers are where they are supposed to be when they are supposed to be there.

### III. CONSENT AGENDA ITEMS

#### A. MINUTES

#### Resolved

To approve the 4/28/21 meeting minutes as presented.

**Motion:** Jennifer Neal

**Second:** Thomas Hyslop

- ▶ **Resolved**  
*The motion passed unanimously*

## **B. FINANCIALS**

### **Resolved**

To accept the March 2021 financial statements, subject to audit.

**Motion:** Ronald Huston

**Second:** Jennifer Neal

- ▶ **Resolved**  
*The motion passed unanimously*

## **C. ARC APPEAL**

### **Resolved**

To approve driveway epoxy at 13240 Palm Ln.

**Motion:** Sara Moore

**Second:** Thomas Hyslop

- ▶ **Resolved**  
*The motion passed unanimously*

## **IV. HOMEOWNER FORUM**

Homeowner Patricia McIntyre inquired about community crime statistics. *Homeowners can view crime statistics at [www.CommunityCrimeMap.com](http://www.CommunityCrimeMap.com). Homeowners interested in joining a block watch should contact Goodyear PD at 623-932-1220.*

## **V. MANAGEMENT REPORT**

### **Administrative Report:**

- A. 10 resale disclosures processed for the period 4/15/21 – 5/15/21
- B. 92 calls logged for the period 4/15/21 – 5/15/21
- C. 25 new owners recorded 3/15/21 – 5/15/21
- D. 108 violation letters issued for the period of 4/15/21 – 5/15/21
  - 71 First Notices
  - 37 Fine Notices
- E. 3 Mass Communication Emails sent for the period of 4/15/21 – 5/15/21:
  - 4/6/21 Dog Found sent to all owners and residents
  - 4/7/21 Dog Update sent to all owners and residents
  - 4/16/21 City of Goodyear 2021 Community Survey sent to all owners and residents
- F. Compliance Coordinator is scheduled to begin June 1st.

### **Physical Property Report**

- A. 9 Work orders issued 4/15/21 – 5/15/21.
- B. Tree trimming project was completed.
- C. New benches were installed on Palm Valley Blvd as approved by the Board. Ron will look at a better location for the benches, closer to the sidewalk and in a flat area and get with Susie to provide location details to the Board via email.

- D. Management is obtaining proposals for wall repairs in several locations along Palm Valley Blvd. This topic will be added to the next meeting agenda under new business.
- E. Sundance Sweeping completed street sweeping service in The Fairways the 1<sup>st</sup> & 3<sup>rd</sup> Thursday of the month and in Palmilla the 3<sup>rd</sup> Thursday.
- F. A Balanced Pool completed 3 times per week service for Palmilla Pool.
- G. Safe & Sound completed monthly playground inspection in Palmilla.

## VI. OLD BUSINESS

### A. REVIEW / APPROVE MONUMENT LIGHTING PROPOSAL

Management was asked to obtain additional proposals for monument lighting. Ask vendors what fixtures are recommended.

## VII. NEW BUSINESS

### A. ELECTRONIC DEVICES FOR BOARD MEMBER USE

#### Resolved

To authorize up to \$3,000 for the purchase of electronic devices for use by Board members and Architectural Committee members for Association business. Barb Bosson is authorized to work with management and make the final decision on what devices/software is to be purchased.

**Motion:** Sara Moore

**Second:** Jennifer Neal

► **Resolved**  
*The motion passed unanimously*

### B. PALMILLA STREET WORK

Palmilla Lakes streets are budgeted for sealcoat this year at an estimated cost of \$14,598.

Management reached out to Holbrook Asphalt and they recommend type II slurry at a cost of \$20,822.05. Holbrook will treat the area outside Palmilla gate at the same time.

Management has asked Holbrook to look at Palmilla Greens streets as well, and will obtain additional quotes from other vendors. This topic will be added to the next meeting agenda.

## VIII. COMMITTEE REPORTS

### A. ARCHITECTURAL COMMITTEE REPORT

- a. The committee reviews submittals electronically on a weekly basis.
- b. The committee meets on an as-needed basis.
- c. 13 architectural requests were processed for the period 4/15/21 – 5/15/21.
  - 9 Approved
  - 2 Disapproved
  - 2 Pending

### B. FINANCE COMMITTEE REPORT

- a. Financial statements are provided electronically to the committee for review.
- b. The committee meets on an as-needed basis.

### **C. LANDSCAPE COMMITTEE REPORT**

- a. Tree trimming has been completed.
- b. Plant replacement will be done soon.
- c. Turf conversion at the Litchfield/McDowell Road monument will be done in the next month.
- d. The committee meets on an as-needed basis.

### **D. PALMILLA POOL COMMITTEE REPORT**

- a. Service for the month of May is 3x/week.
- b. The Board authorized up to \$8,000 for new pool furniture pads. Management obtained a proposal from ALD for 10 lounge pads and 15 chair pads for a total cost of \$3,267.84. Management will confirm the bid is for pads the same style and quality as the existing pads and then obtain approval from the pool committee.

### **E. IMPROVEMENT AD-HOC COMMITTEE REPORT**

No report.

### **F. DOCUMENT REVIEW AD-HOC COMMITTEE REPORT**

The Committee expects to have something for the Board at the September meeting.

### **G. GOLF FENCE AD-HOC COMMITTEE REPORT**

- a. The committee is currently bidding fence painting and fence replacement options.
- b. The committee is conducted an inspection all view fences to get an idea of how many require repair/replacement.
- c. The committee is ready to send initial communication to the homeowners with regard to view fences.
- d. Next committee meeting is planned for late June.
- e. Management to share homeowner concerns with the committee: 1) some fences that were replaced are part way through a 10 year rust warranty, and 2) consider if aluminum is a suitable material for golf lot fencing as golf balls could cause dents in aluminum.

## **IX. ADJOURNMENT**

- A. The next meeting is scheduled for Wednesday, September 22nd, 2021, 7:00 P.M., possibly in person at Palm Valley Community Center.
- B. Board of Director meetings for 2021 are held the 4<sup>th</sup> Wednesday of the month for the months of January, February, April, May, September and October, 7:00 P.M. with executive session immediately following. Meetings are currently held via zoom until physical meeting facilities become available again. There are no meetings scheduled for the months of March, June, July, August and November. The annual membership meeting is scheduled for the second Wednesday in December, on December 8th.

### **Resolved**

To adjourn the meeting at 8:08 P.M.

**Motion:** Jennifer Neal

**Second:** Barbara Bosson

- ▶ **Resolved**  
*The motion passed unanimously*

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APPROVED

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DATE