

PALM VALLEY COMMUNITY ASSOCIATION

Annual Membership Meeting

December 4, 2019

Palm Valley Community Center

Board Members Present: Thomas Hyslop, Tom Jones, Ron Huston, Jennifer Neal, Madeline Mitchell and Barbara Bosson

Management Present: FirstService Residential Vice President Jennifer Clifford, Community Manager Susie Lumley, Assistant Community Manager Jennifer Hacker and Community Coordinator Teri Hafer

I. Call To Order

A. The meeting was called to order at 7:00 P.M. by Vice President Thomas Hyslop.

II. Certification of Quorum

A. Susie Lumley verified a quorum present with 136 lots represented in person or by mail ballot.

III. Affidavit of Mailing

A. Susie Lumley verified official notice of the meeting was mailed to all owners of record as of November 4, 2019.

IV. Introductions

A. Thomas Hyslop introduced current board members and management representatives.

V. Election of Directors

A. Thomas Hyslop announced there are three (3) seats open for the board of directors.

B. Nominations From the Floor

1. Thomas Hyslop announced current board of director nominees and requested any additional nominations from the floor. There being none, nominations for board of director were duly closed. Candidates for Board of director are: Thomas Hyslop, Jennifer Neal, Daniel Corder, Wade Dawson, Thomas Fogarty, Sally Moore and Juan Stafford.

C. Appointment of Inspectors

1. Susie Lumley asked for volunteers to act as Inspectors for certifying any ballot count for this meeting. Homeowner Sue Black volunteered and was appointed to serve as inspector.

D. Election Results will be provided later in the meeting once the ballots have been tallied.

VI. Guest – Officer Sheckel, Goodyear Police Department

A. Officer Sheckel provided a handout showing a map of crime stats in Palm Valley for the past 6 months. Homeowners can view this map themselves at www.communitycrimemap.com.

B. The map showed:

1. 23 vehicle break ins – all but one were vehicles that were unlocked
2. 3 assault – all were family members or people that knew each other
3. 2 residential burglary – one front door was unlocked, and one was forced entry from rear door
4. 4 theft – two were family members or people that knew each other

C. Most vehicle break-ins happen at night. Vehicles should be kept locked. Call the police if you see a vehicle being broken into or any suspicious activity. It is not recommended to engage with someone during a vehicle break in.

D. In general, most home burglaries happen during the daytime. Often they will ring the doorbell first and enter only when they think no one is home. It is recommended to acknowledge a ringing doorbell even if it is just by responding verbally through a closed door.

E. Take a look at the exterior appearance of your home and consider the following crime deterrents:

1. Vehicles on driveways should be locked
2. Make sure there is nothing visible inside the vehicle that may entice a break in such as a purse, bag, phone, cash, computer, tablet, etc.
3. Garage doors should remain closed when not in use
4. Eliminate overgrown shrubs or places where a person could hide in the front yard
5. Make sure the area is well lit at night

6. Consider cameras and/or something like the Ring doorbell
- F. Officer Shekel highly recommends community block watch. Homeowners interested in setting up a block watch should contact Goodyear Police, 623-932-1220.

VII. Financial Report

- A. Susie Lumley reviewed the 2020 budgets. A handout was provided at the meeting. There are no assessment increases planned for 2020.

VIII. Honoring of Volunteers

- A. The board acknowledged the many homeowner volunteers who serve in various capacities.
- B. The board thanks spouses and family members of those volunteers for time taken away from home to contribute to the betterment of our community.
- C. The board welcomes volunteers. Standing committees: Architectural, Finance, Landscape and Palmilla Pool.
- D. Management and the membership thank the board members for their service to the community.
- E. The board gives a special thank you to outgoing board member Tom Jones for his 15 years of service to the Palm Valley Community. Tom's dedication and service has been invaluable to the community, while serving simultaneously on the Board of Directors and the Architectural Committee for the majority of the past 15 years.

IX. Announcement of Election Results

- A. Director Election
 1. Thomas Hyslop was elected to a three (3) year term.
 2. Jennifer Neal was elected to a three (3) year term.
 3. Sally Moore was elected to a three (3) year term.
- B. Approval of Annual Meeting Minutes
 1. December 5, 2018 annual meeting minutes were approved with 110 votes in favor.
- C. Approval of IRS Ruling 70-604
 1. IRS Ruling 70-604 was approved by the membership with 110 votes in favor.

X. Community Overview

- A. 2019 Accomplishments:
 1. Close Monitoring of Finances
 - a budget adjustments as necessary
 - b finance committee involvement
 - c CPA audit of financials
 2. Approved 2020 budgets:

Assessments will be same as the previous year:

 - Master - \$172/yr due Jan 1
 - Desert Greens - \$172/yr due Jan 1
 - Horizons - \$175/yr due Jan 1
 - The Fairways - \$180/qtr due 1st ea qtr
 - Palmilla Shared - \$74/qtr due 1st ea qtr
 - Palmilla Greens - \$80/qtr due 1st ea qtr
 - Palmilla Lakes - \$130/qtr due 1st ea qtr
 3. Annual tree trimming in common areas completed in first quarter 2019
 4. Added plants and trees in various common areas
 5. Painted main entry monument signs (the big Palm Valley signs)
 6. Thomas monument landscape enhancement project completed
 7. Palmilla
 - a Skinned the palm trees
 - b Repaired sidewalk trip hazards along the Palmilla walk path
 - c Replaced view fence south end of walk path
 - d Ordered replacement crawl tube for play structure

8. Palmilla Lakes
 - a Replenished granite
 9. Fairways
 - a Replenished granite at entry
 - b Replaced telephone entry control board
 10. Horizons
 - a Rototilled playground sand (cleans & fluffs sand)
 - b Appointed committee to look at improvements for next year
 11. Desert Greens
 - a Painted park components (bike rack, pet station)
 - b Added hopscotch in the park
 - c Replenished granite in the park
 - d Replaced wrought iron view fence in the park
 - e Replaced irrigation controller in the park
 - f Ordered replacement table, bench and trash receptacle for the park
 12. Review & reaffirmation of committees (architectural, finance, landscape and pool)
 13. Review of all contracts
 - a Reaffirmed contracts for management, landscape service, pool service, gate service, parking patrol, pest control, playground inspections, insurance and street sweeping service
 14. Board members reaffirmed Code of Conduct for board members and a Code of Conduct for committee members
 15. Continued improvements to the website www.palmvalleyphase1hoa.com, much thanks to Web Editor Barbara Bosson
 16. Doubled security patrols for the months of October 2019 through January 2020
 17. Appointed Improvement Committee to look at a possible improvement project for 2020
 18. Sent a homeowner survey, results to be reviewed and considered at the 2020 Goals meeting in January
 19. Continue to reinforce ways to reach management:
 - a Email: PalmValley@fsresidential.com
 - b Phone: 480-551-4300 (live person 24/7)
- B. A Forward Look at 2020:
1. Annual tree trimming (Jan/Feb)
 2. Annual Community Wide Garage Sale scheduled for Feb 8, 2020 (2nd Saturday in February each year)
 3. Granite replenishment planned
 4. Patch and paint block walls along Palm Valley Blvd and perimeter (Thomas, Dysart, Litchfield and McDowell)
 5. Horizons
 - a Granite replenishment planned
 - b Ad-hoc Committee to consider other improvements for the park area
 6. Fairways
 - a Review for concrete repairs
 - b Review streets for possible sealcoat
 7. Palmilla
 - a Granite replenishment planned
 - b Sand replenishment planned for playground area
 - c Review block walls for patch and paint
 - d Review Palmilla Lakes streets for possible sealcoat

XI. Adjournment of Meeting

- A. The meeting was duly adjourned at 7:54 P.M.
- B. Organizational & Goals Meeting to be held in January.

Respectfully submitted, Susie Lumley, Acting Recording Secretary