

PALM VALLEY COMMUNITY ASSOCIATION
Board of Director Meeting
February 28, 2018
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: Evelyn Nelson, Leif Nygaard, Ron Huston, Tom Jones, Jennifer Neal, Thomas Hyslop and Brenda Brooks

Board Members Absent: None

Management Present: Community Manager Susie Lumley, FirstService Residential

Homeowners Present: Barbara Bosson, Libby & Laura Mantz, Irene Kobierowski and Dan De Battista

I. Call Meeting To Order

- A. President Evelyn Nelson called the meeting to order at 7:00 P.M.
- B. President Evelyn Nelson welcomed Brenda Brooks to the board and thanked for her service.
- C. Agenda – add items VII.F. City Request and VIII.E. Website
- D. **MOTION** by Tom Jones to approve the agenda with the changes noted above. Seconded by Jennifer Neal. Motion passed unanimously.

II. Consent Agenda

- A. Approval of the January 24, 2018 Meeting Minutes.
- B. Acceptance of December 2017 financial statements.
- C. **MOTION** by Leif Nygaard to approve the consent agenda as listed above. Seconded by Tom Jones. Motion passed unanimously.

III. Guest

- A. Guest not in attendance

IV. Call to the Public - Open Forum

- A. Homeowner Irene Kobierowski asked about regulations pertaining to gazebos in rear yard close to the property line. *Response: violation has been issued for the gazebo in the rear yard next to Irene.*
- B. Homeowner Dan De Battista inquired about the process for approval to paint his home. He does not like things electronic method. *Response: Management explained approved color pallet can be viewed at Sherwin Williams and will mail him the approved paint list and architectural submittal form.*
- C. Homeowner Barbara Bosson informed the board that Mr Cruz has not been responsive to website editor communication. *Response: The board will remove Mr Cruz from the website editor committee.*

V. Manager Report

- A. Administrative Report
 1. 9 resale disclosures for the period 1/15/18 – 2/15/18
 2. 106 phone calls from homeowners logged for the period 1/15/18 – 2/15/18
 3. 13 new move in's for the period 12/15/17 – 2/15/18
 4. 76 violation letters issued for the period 1/15/18 – 2/15/18
 5. 2018 meeting scheduled postcard mailed to all owners.

B. Physical Property Report

1. General

- a Common area tree trimming will begin next week. We will trim 104 trees and remove 12.

2. Master Common Areas:

- a Wall damage on Dysart from a vehicle that drove through the wall. Management is working with Avondale PD and the driver's insurance company. Once the driver's insurance company completes their inspection, the association will be able to repair the wall and receive reimbursement from the driver's insurance company. Vendors have advised management that the specific block needed for that wall is a special order which can take up to 6 weeks to receive.
- b Wall damage on McDowell from a vehicle accident. Management is working with Goodyear PD and both driver's insurance companies since PD did not assign fault. One insurance company has agreed to reimburse up to 50% of the cost of wall repairs. Management is obtaining bids for wall repair. The board authorized management to repair the wall even though we may only get 50% reimbursement.

3. Desert Greens Common Areas:

- a Quarterly pest control service completed at the pocket park.
- b Quarterly playground inspection and cleaning service completed at the pocket park.

4. Horizons Common Areas:

- a Quarterly pest control service completed at the pocket park.
- b Quarterly playground inspection and cleaning service completed at the pocket park.

5. Fairways Common Areas:

- a Street sweeping completed February 8th and 22nd.

6. Palmilla Common Areas:

- a Monthly playground inspection and cleaning service completed.
- b Quarterly pest control service completed for the pool and playground areas.
- c 2 x/wk service at the pool this month.
- d Pool deck resurface project is completed.
- e Street sweeping completed February 22nd. Palmilla homeowner reports the sweepers did an excellent job, servicing the community for a few hours.
- f Work order issued to replace mens bathroom door jam.
- g Pool heater scheduled to be turned on next week.

VI. Old Business

A. Homeowner Follow Up from Previous Meeting

- 1. Homeowner Patti Phillips was reimbursed for wreath purchase and wreaths are now stored in the pool storage room.

B. Homeowner Survey

- 1. Management is reaching 936 homes, 72% of the community electronically. The board directed management to look into the cost of a mailing to homes without email addresses on file in an attempt to update our records with additional email addresses.
- 2. Web editor advised she can post the homeowner survey electronically through survey monkey. The link can then be posted on the palm valley website and the nextdoor site as well as emailed to all homeowners with email addresses on file.
- 3. Survey questions will include the standard repeat questions regarding enforcement and interactions with management, the board and the ARC, as well as possibly a question regarding video surveillance.
- 4. The board plans to finalize survey questions at the April meeting.

VII. New Business

A. Security Cameras for The Fairways

1. At the request of Fairways homeowners in attendance at a meeting toward the end of last year, the board directed management to look into the cost of adding video surveillance at The Fairways gate.
2. A review of financials shows approximately \$8,794 available in Fairways surplus operating funds.
3. Management advised the cost to add a camera system would be approximately \$8,000 - \$9,000 to install, so could likely be covered by operating surplus funds.
4. The board directed management to reach out to Fairways homeowners via email and request feedback regarding the use of operating surplus funds to add a video surveillance system at the gate.

B. Annual Contract Review – Video Surveillance at Palmilla

1. Current contract is with Phoenix Surveillance at a cost of \$755/yr for monitoring and maintenance of the camera system installed in November 2014. The contract renews annually in March.
2. **MOTION** by Jennifer Neal to request renewal for 3 months along with a proposal to update camera equipment. If 3 month renewal is not an option, renew for one year. Seconded by Evelyn Nelson. Motion passed unanimously.

C. Annual Contract Review – Patrol Contract

1. Current contract is with Community Action Service for 6 random patrols per month between the hours of midnight and 5am for the main purpose of noting on-street overnight parking.
2. The board resolved continue the current contract and not to bid service at this time.

D. Annual Contract Review – Pest Control Contract

1. Current contract is with Arrow Exterminating for quarterly pest service at the 3 pocket parks and the pool area.
2. The board directed management to bid pest control service with the addition of gopher service.

E. City Request

1. Ron Huston advised City of Goodyear is soliciting resident feedback regarding the recent Tale of Two Cities event that took place. The board advised Ron to get with the web editor and post an announcement on the nextdoor website requesting residents provide feedback to the city.

VIII. Committee Reports

A. Architectural Committee Report

1. The Committee met Monday, February 26th and ratified approval of 11 submittals.
2. The Committee continues to follow up house paint violations.
3. The Committee revised the Design Guidelines as follows:
“Section II.AA.Landscape.7.Landscape Requirements. Each front yard shall have plants and shrubs sufficient in quantity and size as to provide a well-landscaped appearance. See Appendix A for approved plants and trees. All yards, front, rear and side must be landscaped. This includes areas around mailbox structures. It is recommended each front yard have at a minimum one (1) tree 15-gallon size or larger and one (1) shrub per fence/block wall panel. Plant material in the Cacti family should not be planted near walkway areas.”
4. Next committee meeting is planned for Monday, April 23rd, 3:00 P.M. at Palm Valley Community Center. The committee meets the 4th Monday of the month on an as-needed basis.

B. Finance Committee Report

1. The Committee reviews financial statements electronically.
2. The committee reviewed 2017 year-end financials electronically. We finished 2017 as projected with the exception of Fairways gate maintenance a little higher than anticipated.

- C. Landscape Committee Report
 - 1. Tree trimming project to begin next week.
- D. Palmilla Pool Committee Report
 - 1. Pool deck resurface project is completed.
 - 2. Pool heater scheduled to be turned on next week.
 - 3. Modifications were made to the pool gate to ensure 2 ways of closing and 2 ways of latching.
 - 4. We are currently having a problem with ducks in the pool area. Plant material is being cut back to discourage nesting and we are looking at other ways to deter ducks.
- E. Website
 - 1. Web Editor Barbara Bosson suggested meeting minutes be posted on the palm valley website and meeting notices and agendas be posted on the palm valley website and the nextdoor website. The board agreed and directed management to provide documents to the web editor for posting.
 - 2. The board requested the meeting notice postcard be posted on both websites.
 - 3. Barbara advised she can post the homeowner survey on survey monkey within a week after receiving the survey questions.
 - 4. Barbara would like to update the pictures on the website to keep it fresh. The board agreed to add Barbara to the next meeting agenda to show website samples to the board.

IX. 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 open meeting will be Wednesday, April 25th, 2018, 7:00 P.M. at Palm Valley Community Center.
 - 3. No meeting planned for the month of March.
- B. **MOTION** by Evelyn Nelson to adjourn the meeting at 8:27 P.M. Leif Nygaard seconded. Motion passed unanimously.

Respectfully submitted,

Susie Lumley
Acting Recording Secretary