



PALM VALLEY COMMUNITY ASSOCIATION

Board of Directors Meeting

April 28, 2021 7:00 PM

Via zoom

Goodyear, AZ 85395

MINUTES

Directors Present

Ronald Huston - Treasurer
Leif Nygaard - President
Jennifer Neal - Director
Thomas Hyslop - Vice President
Madeline Mitchell - Director

Directors Absent

Barbara Bosson - Secretary
Sara Moore - Director

Additional Attendees

Susie Lumley, FirstService Residential
Homeowners: Laura & Libby Mantz, Patricia McIntyre, and Jep Lund

I. CALL TO ORDER

The meeting was called to order by President Leif Nygaard at 7:00 PM.

II. CONSENT AGENDA ITEMS

Resolved

Approval of Consent Agenda Items

Motion: Leif Nygaard

Second: Thomas Hyslop

▶ **Resolved**
The motion passed unanimously

A. MINUTES

Resolved

Approval of the 2/24/21 meeting minutes.

B. FINANCIALS

Resolved

Acceptance of the December 2020 and January and February 2021 financial statements.

C. TREE TRIMMING

Resolved

Ratify Board approval of the proposal from Legends Landscape Management in the amount of \$12,575 for trimming of 91 trees and removal of 11 trees

III. HOMEOWNER FORUM

Libby Mantz inquired about the Golf Fence Ad-hoc Committee. She and some of her neighbors have made a significant investment in rear yard view fencing the last couple of years. *Response: explained the committee is just exploring fence options at this point and view fence owners will be solicited prior to any decisions being made.*

IV. MANAGEMENT ADMINISTRATIVE / PHYSICAL PROPERTY REPORT

Administrative Report:

20 resale disclosures processed for the period 3/15/21 – 4/15/21
144 calls logged for the period 3/15/21 – 4/15/21 (report provided weekly)
16 new owners recorded 2/15/21 – 4/15/21 (report enclosed)
196 violation letters issued for the period of 3/15/21 – 4/15/21 (report enclosed)
Processed insurance renewal with American Family Insurance.

Physical Property Report

4 Work orders issued 3/15/21 – 4/15/21
Management and Ron Huston inspected all backflow cages.
4/2/21 Pool furniture put back out in the pool area.
Tree trimming approved by the Board is in progress.
New trash can was installed on Palm Valley Blvd. The lid will be replaced when the correct lid comes back in stock.
Management following up with civil engineer regarding drainage problem in Palmilla Lakes.
Sundance Sweeping completed street sweeping service in The Fairways the 1st & 3rd Thursday of the month and in Palmilla the 3rd Thursday.
A Balanced Pool completed 3 times per week service for Palmilla Pool.
Safe & Sound completed monthly playground inspection in Palmilla and quarterly inspections in Desert Greens and Horizons.

V. OLD BUSINESS

A. COMPLIANCE COORDINATOR

Resolved

To hire a compliance coordinator through FirstService Residential to perform compliance tours 32 hours/mo at a cost of \$450/month effective June 1, 2021.

Effective June 1, 2021, change the compliance timeframe for violation notices from 21 days to 14 days, with the exception of quick remedy items such as trash cans, vehicles, nuisance, health/safety/welfare, etc. to 5 days for compliance.

Motion: Leif Nygaard
Second: Ronald Huston

▶ **Resolved**
The motion passed unanimously

B. REVIEW / APPROVE MONUMENT LIGHTING PROPOSALS

Resolved

To approve Total Electric to install one in-ground monument light at the Palm Valley Blvd & McDowell Road monument sign to determine if the in-ground light will adequately light up the monument sign. Ron Huston and Thomas Hyslop will decide which light fixture is to be used.

Motion: Thomas Hyslop
Second: Jennifer Neal

▶ **Resolved**
The motion passed unanimously

VI. NEW BUSINESS

A. REVIEW / APPROVE WALL PAINT PROPOSALS

Resolved

To approve the proposal from CertaPro Painters to paint block walls and mailbox structures (not mailboxes) at a cost of \$64,807, to be paid from Master reserve funds.

To approve CertaPro Painters to solid body stain the new trash receptacle on Palm Valley Blvd near 133rd.

Motion: Ronald Huston
Second: Thomas Hyslop

▶ **Resolved**
The motion passed unanimously

VII. COMMITTEE REPORTS

A. ARCHITECTURAL COMMITTEE REPORT

Committee reviews submittals electronically on a weekly basis.

Committee meets on an as-needed basis.

16 architectural requests processed for the period 3/15/21 - 4/15/21.

B. FINANCE COMMITTEE REPORT

Committee reviews financial statements electronically on a monthly basis.

Committee meets on an as-needed basis.

Committee reviewed and approved 2020 year end financial statements.

Committee reviewed and approved investment recommendations from Raymond James in accordance with the Association Investment Policy.

C. LANDSCAPE COMMITTEE REPORT

Tree trimming project is in process.

Plant replacement is on hold until nurseries have a better plant selection, hopefully within the next month.

D. PALMILLA POOL COMMITTEE REPORT

A Balanced Pool services the pool 3 times per week.

Pool furniture was brought back out of storage and placed in the pool area. Furniture pads are in need of replacement.

Resolved

To authorize the Palmilla Pool Committee up to \$8,000 from Palmilla Lakes operating surplus funds to purchase new pool furniture pads.

Motion: Thomas Hyslop

Second: Jennifer Neal

► **Resolved**
The motion passed unanimously

E. IMPROVEMENT AD-HOC COMMITTEE REPORT

No report this period.

F. DOCUMENT REVIEW AD-HOC COMMITTEE REPORT

No report this period.

G. GOLF FENCE AD-HOC COMMITTEE REPORT

Committee is exploring the possibility of a color change for view fences and a CC&R amendment to change view fence maintenance responsibility from individual lot owners back to the Association.

Committee is exploring the possibility of a view fence design change to eliminate the horizontal cross bar just below the top bar to reduce future maintenance costs and increase visibility. With a design change, material could possibly change to aluminum to eliminate future rust issues.

Committee is in the initial stages of exploring view fence and painting options. Initial communication will be sent to view fence owners within the next week advising that the Association is considering an amendment that would allow the Association to maintain view fences. Due to the possibility of this amendment, the Association is not sending out any violation letters regarding view fences and recommends Owners hold off on view fence maintenance this year.

Committee is planning an initial meeting with the homeowners this summer and probably a follow up meeting in the fall, with a vote on any proposed changes in November/December 2021.

VIII. ADJOURNMENT

The next meeting is scheduled for Wednesday, May 26th, 2021 via zoom, 7:00 P.M.

Board of Director meetings for 2021 are held the 4th 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

The meeting was duly adjourned at 8:18 PM.

APPROVED

DATE