

# PALM VALLEY COMMUNITY ASSOCIATION

## Board of Directors Meeting

February 22, 2022 5:00 PM

zoom

Goodyear, AZ 85395

### MINUTES

#### Directors Present

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

#### Directors Absent

James Bluemer - Director

#### Additional Attendees

Susie Lumley, First Service Residential  
Homeowners Present: Juan Stafford, Laura Mantz, Hat Anderson, Agata Nicols, Bob Darre, Byrnadette Flores, Patricia McIntyre, Paul Wegeman, Sophie, Walter Rowe, Rick Howell and phone ending in 2880

### I. CALL TO ORDER

The meeting was called to order by Board President Thomas Hyslop at 5:00 P.M.

### II. CONSENT AGENDA ITEMS

#### A. MINUTES

##### Resolved

To approve the January 25, 2022 meeting minutes as presented.

**Motion:** Sara Moore

**Second:** Jennifer Neal

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

#### B. FINANCIALS

Approval of financials is tabled until after finance committee review.

### III. HOMEOWNER FORUM

Homeowner Walter Rowe requested violation fine waiver. *Response: The Board invited Walter to remain*

*after the open meeting for a hearing in executive session.*

Homeowner Agata Nicols expressed the following concerns: 1) feels twice per month street sweeping in The Fairways is too often, 2) stated the crossover road between Fairways & Palmilla is not being cleared of debris, 3) feels once every 5 weeks is not frequent enough for landscape service near Fairways entry, 4) feels it is not right that owners in violation are told who is filing the complaint against them, and 5) feels the annual community garage sale was less effective since it coincided with super bowl weekend. *Response: 1) the Board will look into polling Fairways owners regarding street sweeping frequency. 2&3) Management will talk with the landscaper regarding Fairways service. 4) In accordance with Arizona Revised Statute 33-1803 a member who receives written notice and is contesting it has a right to know the first and last name of the person who observed the violation. 5) Normally the garage sale date is not the same weekend as super bowl, however, going forward the annual community wide garage sale will be moved to the last Saturday in February each year.*

Homeowner Hat Anderson would like more enforcement on violations for parking in front yard granite. *Response: management will follow up with the compliance coordinator.*

Homeowner Juan Stafford has a new neighbor that is rotating vehicles parked on the street overnight. *Response: Juan will provide management with an address so violation notice can be sent.*

Homeowner Pat McIntyre reports a neighbor is routinely parking on the street overnight and is concerned about community security. She sees people walking that she doesn't know and someone walking a dog at 2am. Also she would like to know the *condition of her view fence from the golf course side.* *Response: management will look into overnight parking violations in this area. Any suspicious activity should be reported by the homeowner directly to Goodyear PD. Management will look at the view fence committee report and let Pat know what was noted regarding the status of her particular section of fence.*

Homeowner Sophie reports they purchased their home in December 2021 and have constant golf balls coming into the rear yard. She is concerned about a golf ball hitting one of her children or hitting the home and wants to know what the HOA will do if something like that happens. *Response: Per the CC&Rs Article IV, Section 5(e) the homeowner assumes all risks associated with the risk of property damage or personal injury arising from stray golf balls. Management suggested Sophie might want to look into golf ball netting as many homeowners have installed golf ball netting approved by the Architectural Committee.*

## **IV. MANAGEMENT REPORT**

### **Administrative Report:**

- A. 109 calls logged in the month of January 2022
- B. 26 new owners recorded 12/1/21 – 2/1/22
- C. 233 violation letters issued in the month of January 2022 (
- D. 2022 meeting schedule and garage sale announcement sent to all owners via mass communication email 2/4/22.
- E. A-frame signs were placed at community entrances advertising the annual community wide garage sale.
- F. Board authorized purchase of replacement panels for the A-frame signs changing the meeting time to 5pm and venue to Holiday Inn.
- G. Management provided information to the Board regarding an electronic voting option for the next annual meeting.
- H. Reviewed updated Manager Task Report.

### **Physical Property Report**

- A. Inspected all common area trees and determined 78 trees are in need of trimming, 9 are in need of removal and 6 locations have been selected where new trees will be added.
- B. Sunstation Electric looked at issue with Fairways monument lights not working and provided a proposal for Board review.

- C. 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.
- D. A Balanced Pool completed 2 times per week service for Palmilla Pool.
- E. Safe & Sound completed monthly playground service in Palmilla.
- F. Work Orders this period included:
  - 1. Wall repair approved on PV Blvd near Palm Ln
  - 2. Graffiti removal on Encanto wall
  - 3. Re-stake elm tree inside Fairways gate
  - 4. Trim bushes back from valve box in Desert Greens park
  - 5. Main line leak on 135th Avenue south of Thomas.
  - 6. Turn on Palmilla pool heater

## **V. OLD BUSINESS**

### **A. BACKFLOW REPAIRS**

As previously discussed ABC Waterworks conducted our annual backflow testing and found one device needs to be replaced and one needs repair. The Board authorized up to \$2,295 but asked that additional effort be made to find a reduced cost.

To date bids have been obtained as follows:

- \$2,294.88 - ABC Waterworks (provided in Jan packet)
- \$3,149.80 - Genesis (provided in Jan packet)
- \$3,635.38 - Brightview (provided in Jan packet)
- \$2,346.40 - Any Backflow (enclosed)
- Bids forthcoming from BPD I & Carescape
- Accurate Backflow declined to bid
- City Certified Backflows does not meet FSR vendor insurance requirements

The Board directed management to proceed with repairs with the lowest bidder once the last two bids are received.

### **B. PALMILLA STREET WORK / DRAINAGE ISSUE**

FSR Project Manager recommends the Board contract an independent vendor for analysis on each issue.

The Board reviewed a proposal from Integer Consulting to conduct pavement evaluation in Palmilla at a cost of \$6,745.

Bid forthcoming from Copperstate Engineering to conduct an analysis regarding the drainage issue.

The Board resolved to appoint an ad-hoc committee for the purpose of determining the scope of work for Palmilla Streets and drainage issue. Ron Huston was appointed as committee chairman. Madeline Mitchell, Barbara Bosson and Rick Howell were appointed as committee members. First committee meeting will be this coming Saturday, Feb 26th, 9am at Palmilla pool.

### **C. INSURANCE RENEWAL**

The Board reviewed the renewal quote from American Family, \$10,538.66 which includes all the same coverage from last year, \$5,000,000 aggregate limit, \$2,000,000 directors & officers coverage, \$1,000 deductible. The insurance budget for 2022 is \$15,000, so the renewal quote is well within budget.

The agent from AMF was unable to attend the meeting so management will coordinate a meeting with the

insurance agent for Board questions. Ron Huston asked if the Association really needs all the coverage that is being quoted.

## **VI. NEW BUSINESS**

### **A. FAIRWAYS MONUMENT LIGHT REPAIR**

Sunsation Electric went out to trouble shoot the problem and determined the conduit is severely deteriorated and the wiring has been exposed to the elements and damaged. New wiring will need to be run.

The Board reviewed a proposal from Sunsation Electric to re-wire the existing lights at a cost of \$4,400, with the option of adding new led fixtures at an additional cost of \$350.

The Board requested management obtain additional bids for Board review at the April meeting.

### **B. 2022 SOCIAL EVENT**

This topic tabled to the April meeting.

## **VII. COMMITTEE REPORTS**

### **A. ARCHITECTURAL COMMITTEE REPORT**

- The committee reviews submittals electronically on a weekly basis.
- 12 requests were processed for the month of January 2022.
- The committee meets on an as-needed basis. Next meeting is planned for 2/28/22.

### **B. FINANCE COMMITTEE REPORT**

- The committee reviews financial statements electronically.
- The committee meets on an as-needed basis.
- The committee will meet in Feb/Mar to review 2021 year end financials and respond to Board requests re available finances for projects.

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

- The committee meets on an as-needed basis.
- Reviewed trees for trimming needs this year.
- Committee will meet to discuss spring plant replacements.

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

- Service for the month of January was 2x/week.
- The committee meets on an as-needed basis.
- Pool is heated mid-February until the water is warm enough to swim without the heater (around May).
- Fabric has been chosen for the new furniture pads.
- Committee will meet to review the pool deck for chipping and discuss trash can placement inside the pool area.

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

- Committee is currently working on proposed document revisions.
- Committee will talk with the association attorney for a price quote once proposed revisions are finalized, anticipated in July/August.
- Committee will provide a report at the September meeting.

**F. GOLF FENCE AD-HOC COMMITTEE REPORT**

- The Committee is meeting later this week and will provide an update to the Board.

**VIII. ADJOURNMENT**

The next meeting is scheduled for Tuesday, April 26th, 2022 in person at Holiday Inn (1188 N Dysart Rd) at 5:00 P.M.

The meeting was duly adjourned at 6:25 P.M.

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**APPROVED**

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**DATE**