

PALM VALLEY COMMUNITY ASSOCIATION
2021 Annual Membership Meeting
January 11, 2022
Held at Palm Valley Community Center
14145 W Palm Valley Blvd, Goodyear AZ 85395

Board Members Present: Ron Huston, Jennifer Neal and Barbara Bosson

Management Present: FirstService Residential Community Manager Susie Lumley

I. Call To Order

- A. The meeting was called to order at 5:30 P.M. by Barbara Bosson.

II. Certification of Quorum

- A. Susie Lumley verified a quorum present with 213 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.

IV. Introductions

- A. Susie introduced current board members and management representatives and thanked the homeowners who were present for joining the meeting tonight.

V. Election of Directors

- A. Susie Lumley announced there are two (2) seats open for the board of directors.
- B. Susie announced Board of Director candidates received by mail as follows: Madeline Mitchell, Brian Blackford, James Bluemer, Dan Corder, Carlos Galindo, Mark Gama, Yelene Lopez, Otilia Pena and Kenneth Walker.
- C. Appointment of Inspectors
 - 1. Three homeowner volunteers, Sue Black, James Laurent and Scott Jones, were appointed to act as Inspectors for certifying any ballot count for this meeting.
- D. Election Results
 - 1. Results will be announced later in the meeting after inspectors have opened and tallied all the ballots.

VI. Financial Report

- A. Susie Lumley reviewed the 2022 budgets. A handout was provided for those in attendance at the meeting. The Master Annual Assessment, reduced in 2021, will remain \$160/yr per lot for 2022. All of the parcel fees will remain the same for 2022.

VII. 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.

VIII. Community Overview

- A. 2021 Accomplishments:
 - 1. Close Monitoring of Finances
 - a budget adjustments as necessary
 - b finance committee involvement
 - c CPA audit of financials
 - 2. Approved 2022 budgets:
 - The Master Annual Assessment and all parcel fees will be same as the previous year:
 - Master - \$160/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 2021
 4. Added plants and trees in various common areas
 5. Painted block walls on Palm Valley Blvd and around the perimeter of the community
 6. Completed several wall repairs along Palm Valley Blvd.
 7. Replaced benches on Palm Valley Blvd between 132nd & 133rd
 8. Renovated landscaping at main entry monuments and along Palmilla Blvd.
 9. Review & reaffirmation of committees (ARC, Finance, Landscape and Pool)
 10. Board members reaffirmed code of conduct for Board members and committee members
 11. Added a compliance coordinator as of June 2021 to conduct the weekly violation tours, reviewing half of the community each week
 12. 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 2022:
1. Annual tree trimming (1st qtr)
 2. Annual Community Wide Garage Sale scheduled for Feb 12, 2022 (2nd Saturday in February each year)
 3. More wall repairs planned along Palm Valley Blvd
 4. New lighting for the big Palm Valley signs
 5. Reserve study update planned
 6. Street project for Palmilla Lakes

IX. Open Forum

- A. Homeowners in attendance discussed various topics while waiting for election results.

X. Election Results

1. Director Election
 - a Madeline Mitchell was elected to a three (3) year term.
 - b James Bluemer was elected to a three (3) year term.
2. Approval of Annual Meeting Minutes
 - a December 9, 2020 annual meeting minutes were approved by the membership.
3. Approval of IRS Ruling 70-604
 - a IRS Ruling 70-604 was approved by the membership.
4. CC&R Amendment Article IV, Section 2(p)(vii) - regarding golf lot wall maintenance responsibility
 - a The amendment did not pass.
5. CC&R Amendment Article IV, Section 3 - regarding short term rentals
 - a The amendment did not pass.

XI. Adjournment of Meeting

- A. The meeting was duly adjourned at 6:45 P.M.
- B. Organizational & Goals Meeting to be held January 25th.

Respectfully submitted,
Susie Lumley
Acting Recording Secretary