

PALM VALLEY COMMUNITY ASSOCIATION
2022 Annual Membership Meeting
December 6, 2022
Held at Holiday Inn & Suites
1188 N Dysart Rd, Goodyear AZ 85395

Board Members Present: Thomas Hyslop, Barbara Bosson, Sally Moore, Madeline Mitchell and James Bluemer
Management Present: FirstService Residential Vice President Jennifer Clifford, Regional Manager Sarah Nicholls, Community Manager Susie Lumley and Administrative Assistant Katelyn Martin

I. Call To Order

A. The meeting was called to order at 5:30 P.M. by President Thomas Hyslop.

II. Certification of Quorum

A. Thomas Hyslop verified a quorum present with 280 lots represented in person or by electronic ballot.

III. Affidavit of Mailing

A. Thomas Hyslop verified official notice of the meeting was mailed to all owners of record as of October 27, 2022.

IV. Introductions

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

V. Guest Speaker

- A. Thomas Hyslop introduced Terry Gilbertson, Operations Manager with Liberty Utilities.
- B. Terry explained that Liberty uses 100% groundwater and not Central Arizona Project (CAP) water or water from the Colorado River.
- C. Terry spoke about water conservation and answered questions from homeowners in attendance at the meeting.
- D. Terry outlined some simple ways homeowners can conserve water such as checking for toilet leaks or toilets that continually run, utilizing aerators on faucets or requesting a free outdoor water audit by Liberty Utilities.
- E. For more information visit www.LibertyEnergyAndWater.com or email Conservation@LibertyUtilites.com.

VI. Election of Directors

- A. Thomas Hyslop announced there are two (2) seats open for the board of directors.
- B. Thomas Hyslop announced Board of Director candidates received electronically as follows: Sara (Sally) Moore, Melissa Luster and David McFelia.
- C. Appointment of Inspectors
 - 1. Two homeowner volunteers, Agata Nicols and Kim Darre, were appointed to act as Inspectors for certifying any ballot count for this meeting.
- D. Election Results
 - 1. Sara (Sally) Moore was elected to a three (3) year term on the Board of Directors.
 - 2. David McFelia was elected to a three (3) year term on the Board of Directors.
 - 3. The 2021 Annual Meeting minutes were approved by the membership.
 - 4. IRS Revenue Ruling 70-604 was approved by the membership.

VII. Financial Report

- A. Susie Lumley reviewed the 2023 budgets. A handout was provided for those in attendance at the meeting. The Master Annual Assessment will increase by \$20 to \$180/yr per lot for 2023. Palmilla Lakes parcel fee will increase by \$20 to \$150/qtr per lot for 2023. Horizons parcel fee will increase by \$25 to \$200/yr per lot for 2023. All other parcel fees will remain the same for 2023.

VIII. Honoring of Volunteers

- A. The board acknowledged Jennifer Neal for the past six (6) years of service on the Board of Directors.

- B. The board acknowledged the many homeowner volunteers who serve in various capacities.
- C. The board thanks spouses and family members of those volunteers for time taken away from home to contribute to the betterment of our community.

IX. Community Overview

A. 2022 Accomplishments:

- 1. Close Monitoring of Finances
 - a budget adjustments as necessary
 - b finance committee involvement
 - c CPA audit of financials
- 2. Approved 2023 budgets:
 - Master - \$180/yr due Jan 1
 - Desert Greens - \$172/yr due Jan 1
 - Horizons - \$200/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 - \$150/qtr due 1st ea qtr
- 3. Annual tree trimming in common areas completed in first quarter 2022
- 4. Adding plants and trees in various common areas
- 5. Added new lighting at all the big Palm Valley monument signs and Fairways entry monuments.
- 6. Performed priority wall repairs along Palm Valley Blvd.
- 7. Replaced the Palmilla Lakes pool heater.
- 8. Returned to in-person meetings at a new venue, Holiday Inn & Suites.
- 9. Utilized electronic voting for the annual meeting and received a better response rate than previous years.
- 10. Review & reaffirmation of committees (ARC, Finance, Landscape and Pool).
- 11. Appointed an Ad-hoc Streets & Drainage Committee to look at issues in Palmilla Lakes.
- 12. Board members reaffirmed code of conduct for Board members and committee members.
- 13. Continued improvements to the website www.PalmValleyPhase1HOA.com, much thanks to web editor Barbara Bosson.
- 14. Continued 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 2023:

- 1. Annual tree trimming (1st qtr)
- 2. Annual Community Wide Garage Sale scheduled for Feb 25, 2022 (last Saturday in February each year)
- 3. More wall repairs planned along Palm Valley Blvd
- 4. Review proposals for Palmilla Lakes street work and drainage issue
- 5. Inspect/repair/replace view fences in Palmilla
- 6. Review/repair/paint block and wrought iron in Desert Greens park
- 7. Inspect Horizons play equipment for future replacement
- 8. Resolve mailbox ownership issue
- 9. Update reserve studies

X. Open Forum

- A. Homeowners in attendance discussed various topics.

XI. Adjournment of Meeting

- A. The meeting was duly adjourned at 6:15 P.M.
- B. Organizational Meeting planned for January 24th.

Respectfully submitted, Susie Lumley, Acting Recording Secretary