

# PALM VALLEY COMMUNITY ASSOCIATION

## Board of Directors Meeting

September 26, 2023 5:00 PM  
Holiday Inn & Suites  
1188 N Dysart Rd  
Goodyear, AZ 85395

### MINUTES

#### Directors Present

Ronald Huston Trust - Treasurer  
Thomas Hyslop - President  
Barbara Bosson - Secretary  
James Bluemer - Director  
David McFelia - Director

#### Directors Absent

Sara Moore - Vice President

#### Additional Attendees

Community Manager Susie Lumley, FirstService Residential  
Homeowners in Attendance: Ron & Gail Quillen, Gene Salario, Roc Latino, Lorrie Centers, Monica Jarrett, V Smith, J Underwood, Don Voight, Dave Fleming, Joni Kerley, Rick Howell, Bill & Judy O'Brien, Juan Stafford, Paul Wegeman, Farrah & Mohammad Sandhu, David & Lynn Barnett, Ken Rittenhouse, Alison & Jacob Dull, Agata Nicols, James Gordon, Judy Sullivan, Albert Cepec and Nancy Burton

## I. CALL TO ORDER

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

## II. CONSENT AGENDA ITEMS

### A. MINUTES

#### Resolved

To approve the May 23, 2023 meeting minutes as distributed.

**Motion:** James Bluemer

**Second:** Ronald Huston Trust

► **Resolved**  
*The motion passed unanimously*

### B. FINANCIAL STATEMENT

#### Resolved

To accept the April, May, June, July & August 2023 financial statements as submitted.

**Motion:** Barbara Bosson

**Second:** James Bluemer

► **Resolved**  
*The motion passed unanimously*

### III. HOMEOWNER FORUM

Homeowner Paul Wegeman brought up the topic of increasing airplane noise. He expressed concerns about health and property values and explained that he is working to have plane traffic routed away from Palm Valley, possibly south of I10. He has spoken with the Phoenix Advisory Air Board, Goodyear City Council, the airport manager and tower controller. He will continue his efforts and wanted to let everyone know. *Response: The Board thanks Paul for sharing this information.*

A homeowner reported a golf course owned tree near Encanto that needs trimming. *Response: Management will follow up with the golf course. Homeowners can also contact the golf course directly to report this type of concern.*

Homeowner Juan Stafford expressed concern regarding the possibility of a business being run out of a neighboring home. *Response: management will contact Juan following the meeting for more details.*

Homeowner Agata Nicols expressed concern about the sweeping service performed in The Fairways, specifically curbs not being swept and would like the sweep date to more immediately follow bulk pick up. *Response: management will invite Agata to meet during the next sweeping service to review any concerns.*

Homeowner Rick Howell asked for a status update on the home with the red door. *Response: This issue is at legal.*

Homeowner Don Voight volunteered to work with management in reviewing wall work that is needed since his background is in the area. *Response: The board thanks Don for his assistance.*

Homeowner Joyce Underwood thanks management for the assistance dealing with neighbor violations and reminds homeowners in attendance that bulk trash should be contained when placed at the curb. *Response: The board thanks Joyce for her feedback.*

Homeowner Mohammad Sandhu recommended tree trimming be done before monsoon season starts to help reduce the amount of storm damage from trees. *Response: The board thanks Mohammad for his input.*

A homeowner said he likes living in Palm Valley and everything looks nice and clean. He attended the meeting to hear any discussion regarding the upcoming short-term rental restriction amendment. *Response: The board thanked the homeowner for attending and providing the feedback.*

Homeowner Ken Rittenhouse expressed concern regarding the current landscape company, specifically that the parks are lacking potential and the landscapers were too slow picking up storm damage. Ken recommends the board find a new landscaping company. *Response: The board thanked Ken for his feedback.*

A homeowner explained that a neighbor tree caused damage to her roof and air conditioner. She reached out to management and a letter was sent requiring the neighbor to trim the offending tree, which was done. Now she is dealing with the property manager of the home in regard to damages. *Response: The board is glad the tree has been addressed. Working with the property owner or manager to resolve the issue of damages is the correct approach.*

Homeowners James & Patty Gordon explained this is their first meeting and they have a few questions. 1) when will the mailbox be replaced? 2) when will dead plants at the entrance to Oasis be removed? 3) Can someone address the broken concrete at the Encanto entrance? *Response: The board thanked James and Patty for attending. 1) USPS owns and maintains the mailboxes. Management will follow up with the postal inspector to see if a replacement date is scheduled for the mailbox. 2) Plants at the entrance to Oasis are owned and maintained by City of Goodyear. Management has reported the dead plants. The City is aware of it and will address it but storm damage clean-up has taken priority at the current time. 3) Management will look into the damaged concrete at the Encanto entry and report to the appropriate party to address it.*

Homeowner Agata Nicols expressed concern about landscaping in The Fairways monument planters and asked if the board reviews long-term contracts. *Response: The Landscape Committee is meeting tomorrow*

and will discuss the planters. The Board reviews all contracts annually.

Homeowner Olivia Makarenko expressed concern regarding a recent supreme court ruling regarding an Association's ability to adopt rules regarding short-term rentals. Homeowner Joni Curly expressed the same concern. Homeowner Alison Wagoner expressed the same concern. They would like this topic removed from the upcoming ballot. *Response: The board thanked them for their feedback and assured that the board is following attorney advice with regard to any proposed amendment.*

Homeowner David Barnett expressed concern about the length of time it takes for certain traffic lights to change. *Response: The board recommends David contact City of Goodyear Traffic Engineer.*

Homeowner Talmadge Tanks expressed concern about The Classics area increased parking and landscaping violations. *Response: Cars parked on the street overnight are now being tagged with stickers in addition to violation letters when the vehicle owner can be identified. Last Friday night 17 cars parked in The Classics were tagged for parking violations. Front yard landscape violations are being addressed every other week.*

## **IV. MANAGEMENT REPORT**

### **Administrative Report:**

- A. 51 calls logged in the month of August 2023
- B. 6 new owners recorded in the month of August 2023
- C. 161 violation letters issued in the month of August 2023
- D. Provided parking violation stickers to the patrol company so they are now tagging vehicles parked in violation in addition to sending violation letters.

### **Physical Property Report**

- A. Sundance Sweeping performs street sweeping service in The Fairways and Palmilla the 3<sup>rd</sup> Thursday each month.
- B. A Balanced Pool completed 3 times per week service for Palmilla Pool.
- C. Tot Lots is scheduled to perform quarterly maintenance for all 3 playgrounds in October.
- D. Signature Gate Co performed 3rd quarter maintenance at Fairways and Palmilla gates. Repair this month for Fairways pedestrian gate keypad not working properly.
- E. Trim & Tidy services landscape needs of the community on Tuesday and Wednesday each week and The Fairways every other Thursday. Trim and Tidy has been picking up storm damage every week, the first three weeks in September. All grass areas will be scalped in the next couple of weeks in preparation for winter grass seed.
- F. We have 4 areas with wall damage from monsoon storms so far. I spoke with the insurance company as I started a claim for the first wall that came down, but the claim is on hold now so I can add additional walls as needed. Damaged walls are listed below. I have reported the last two to City of Goodyear since a City tree damaged those walls. I am in the process of obtaining estimates for repairs.
  - 1. Palmilla Pool Area - wall between the pool area and the golf course blew over in a storm, approximately 60' of wall.
  - 2. 2878 N 136th Dr - 2 panels of wall between the homeowner rear yard and Thomas Rd blew over in a storm.
  - 3. 1621 N 136th Ave - wall damage on McDowell due to City tree that broke in storm.
  - 4. 13303 Coronado - wall damage on McDowell due to City tree that broke in storm.

## **V. OLD BUSINESS**

### **A. 2023 ANNUAL MEMBERSHIP MEETING**

The 2023 Annual Membership Meeting is scheduled for Tuesday, December 5, 2023.

The Board approved electronic voting again this year.

A representative from Goodyear PD will be a guest speaker at the meeting.

Request for candidates mailing will go out following the September meeting with candidate applications due back by the October meeting.

Short-term rental restriction CC&R Amendment will be included on the ballot.

## VI. NEW BUSINESS

### A. LEGISLATIVE UPDATE

In reviewing the changes in the law this year, ARS 33-1818 Public Roadway Regulation will have an impact on Palm Valley.

This new law states the Association will lose the authority to regulate public roadways on June 30, 2025, unless the membership votes prior to this deadline, to continue enforcing street parking regulations.

The board will put this topic to a vote of the membership at the 2024 Annual Meeting.

### B. CURB APPEAL

Management reviewed a list of signs and minor items to be spruced up to improve the overall appearance of the community. The board will discuss specific pricing at the October meeting.

### C. REVIEW/APPROVE CPA PROPOSAL

#### Resolved

To approve the proposal from Butler Hansen for audit and tax preparation for year-end 2023 at a cost of \$8,950 for the audit and \$875 for tax preparation.

**Motion:** Thomas Hyslop

**Second:** David McFelia

► **Resolved**  
*The motion passed unanimously*

## VII. COMMITTEE REPORTS

### A. ARCHITECTURAL COMMITTEE REPORT

- The committee reviews submittals electronically as they are received through SmartWebs.
- The committee meets on an as-needed basis.
- 5 requests were processed for the month of August 2023
  - 3 approved
  - 2 waiting on info from the homeowner

### B. LANDSCAPE COMMITTEE REPORT

- The committee meets on an as-needed basis.
- Next meeting is planned for Wednesday, September 27th at 12:30 PM.

### C. PALMILLA POOL COMMITTEE REPORT

- Service for the months of Feb - Nov is 3x/week.
- Service for the months of Dec - Jan is 2x/week.
- The committee meets on an as-needed basis.
- The pool heater will be turned on when the weather cools down and remain on through Thanksgiving weekend.
- The committee is looking at alternate decking options to combat the uneven concrete.
- Next committee meeting planned for the first week of October.

**D. PALMILLA STREETS AND DRAINAGE AD-HOC COMMITTEE REPORT**

Committee did not meet over the summer.

**VIII. ADJOURNMENT**

The meeting was duly adjourned at 6:15 P.M.

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**APPROVED**

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**DATE**