

Minutes of the
Annual Meeting
Green Valley Resort Homes
March 27, 2012
10:00 AM

Green Valley Rec
West Social Center
Room 2
Green Valley, Arizona 85614

Call to Order

The meeting was called to order at 10:44 AM and a quorum was present. Prior to the meeting, Chief Chuck Wunder from the Green Valley Fire District gave a presentation.

Present:

Directors:

Charles Lamb – President
Jerry Sumrall – Vice President
Bill Lemman – Treasurer
Lola Devenny – Director

Absent:

Ken Hile – Secretary

Management:

John Garen
Joyce Garen

Homeowners Present

18

Report of Officers

Treasurer

Bill Lemman presented the Compilation Report prepared by the account.

A motion was made, seconded and passed with a unanimous vote without further discussion to transfer \$25,000 from the MM Operating account to the MM Reverse Account. This was surplus money left in the Operating account from 2010 and 2011 because the Association's expenses were under budget in addition to collecting assessments from prior years.

President

Chuck thanked all who attended the meeting for taking the time to attend as well as thanking all the Board members.

Secretary – no report

Committee Reports:

ARCHITECTURAL

- ✓ No report

LANDSCAPING

- ✓ Will be enhancing several courtyards over the next few months

MAINTENANCE

- ✓ No report

POOL

- ✓ No report

MANAGEMENT REPORT – John Garen

See report attached

ELECTION RESULTS

- ✓ The President asked for 2 volunteers from the community to count the ballots. Suzanne Sumerall and Suzanne Trigler volunteered to count the ballots.
- ✓ There were 68 Election Ballots returned; two were invalid because they could not be verified that the homeowners were in good standing.

Two candidates ran for two positions on the Board.

- The following were elected to the Board:

Lola Devenny	58 votes	term to expire 2015
Chuck Lamb	56 votes	term to expire 2015

Motion made, seconded and passed with a unanimous vote to accept the election results as tabulated.

MEMBER CONCERNS

- The floor was opened to member comments / concerns. Member comments were received from the floor. With no actions required, the floor was closed to member comments.

Adjournment

With no further business to discuss, a motion to adjourn the Annual Meeting at 11:44 AM was made, seconded and passed with a unanimous vote.

Date

Minutes submitted by Joyce Garen, Santa Rita Management Services

Minutes of the Board of Director's Meeting
Green Valley Resort Homes
March 27, 2012
Immediately Following the Annual Meeting

Green Valley Rec
West Social Center
Room 2
Green Valley, Arizona 85614

Directors:

Charles Lamb – President
Jerry Sumrall – Vice President
Bill Lemman – Treasurer
Lola Devenny – Director

Absent:

Ken Hile – Secretary

Management:

John Garen
Joyce Garen

Call to Order

The meeting was called to order at 11:30 AM and a quorum was present.

The purpose of the meeting was to elect the officers of the Board for the year and to review and approve the landscape project.

A motion was made, seconded and approved by unanimous vote to maintain the positions of the officers as follows:

President – Charles (Chuck) Lamb
Vice President – Jerry Sumrall
Treasurer – Bill Lemman
Secretary – Ken Hile
Lola Devenny – Director

John Garen gave a presentation on the landscape project and associated costs.

Motion made, seconded and passed with a unanimous vote that the explained landscape projects be approved as presented in the landscape report.

Being no further business, the meeting was adjourned at 11:45 AM.

Date

Minutes submitted by Joyce Garen, Santa Rita Management Services

Minutes of the
Board of Director's Meeting
Green Valley Resort Homes

February 11, 2012
10:00 AM

West Social Center
Room 2

Call to Order

The meeting was called to order at 10:04 AM and a quorum was present.

Present:

Directors:

Chuck Lamb – President
Ken Hile - Secretary
Jerry Sumrall – Vice President
Bill Lemman – Treasurer
Lola Devenny - Director

Absent:

None

Management:

John Garen
Joyce Garen

Homeowners:

8 Homeowners present

Approval of Minutes

A motion to approve the minutes of the January 14, 2012 meeting was made, seconded and passed with a unanimous vote.

Financial Report

A motion to accept the Treasurer's Report (January 2012 Actual vs. Budget) as presented was made, second and passed with a unanimous vote. The report will be placed on file (copy appended to these original Minutes).

Report of Officers

President – no report

Secretary – no report

COMMITTEE REPORTS:

- **ARCHITECTURAL** – no report
- **LANDSCAPING** – no report
- **MAINTENANCE** – no report
- **POOL** – no report

MANAGEMENT REPORT – John Garen

✓ *Report attached*

OLD BUSINESS

- Birdfeeders
Messy – bird fesses gets on the ground, food spills on the ground and attracts rodents, which in turn attract snakes. A survey was taken with the homeowners present and all voted to ban birdfeeders. To be addressed in the Design Guidelines.
- Status of Design Guidelines
A draft copy of the Design Guidelines had been emailed to the Board members for review and comments. A final version will be given to Board members for review prior to the April meeting.

NEW BUSINESS

- Schedule of Fines
Management Company recommended a schedule of fines for violations with the hopes it would be used as a deterrent. After discussion one of the Board members suggested that the Design Guidelines be approved prior to a fines' schedule being approved and to incorporate it into the Design Guidelines.
- Landscaping 2012
An overview of the landscaping plan for 2012 was presented by the Management Company.
- Drinking Fountain
Covered under Management Report
- Violations
Management Company recommended to the Board to have the Association's attorney, (BLG), send a letter to the homeowner who has refused to clear the clutter at their casita.
A motion was made, seconded and passed by unanimous vote to have BLG send a letter to the homeowner stating that the clutter must be cleaned up.

MEMBER COMMENTS / CONCERNS

The floor was opened to member comments / concerns. With no concerns requiring action, the floor was closed to Member Comments / Concerns.

Adjournment

With no further business to discuss, a motion to adjourn the Meeting at 11:30 AM was made, seconded and passed with a unanimous vote.

Next Meeting – March 27, 2012 (Annual Meeting)

APPROVED

Secretary

Date

Minutes submitted by Joyce Garen, Santa Rita Management Services