

Golf Villa Board Meeting Minutes from 04/04/2025

Board members Present:

Vinny Sollitto

Gary Lev

Brian Williams

Greg Kuntz

Absent:

Dennis Propp

1.Meeting was called to order and the last meeting minutes were read and approved.

The meeting agenda was presented by President Vinny Sollitto

- A. Financial Report was handed to all Members of Golf Villa Present and reviewed
 - a. Biggest Expense is Water and Landscaping
 - i. Landscape \$58,373.00
 - ii. Landscape Repairs \$ 14,458.00
 - iii. Water \$ 36,000.00
 - b. Total \$109,000.00

The City of Scottsdale is charging our community the highest rate for our water usage.

Discussion was had regarding future increases in water.

- B. A Proposal was made regarding hooking up our individual Homes to the City of Scottsdale and there by lowering our water rate for our community and saving money on our monthly assessment.
- C. The estimated Hook Up to individual Homes will be in the range of \$12500-\$2500. The Legends have done this, and their savings has been considerable.
- D. The HOA will be responsible for maintenance of the bubbler/irrigation systems in the front Yard.

- E. The irrigation system is over 25+ Years old, and leaks and repairs, plus loss of water and creating additional expenses.
- F. Discussion was made regarding changing our Landscaping in the Golf Villa Community. The Shrubs are old and need replacement as well as grass causing increased expenses due to mowing, watering, overseeding, Etc.
- G. Three Options were presented for new landscaping
 - a. Desert Landscape
 - b. Artificial Turf
 - c. Combination of the above 2
- H. A Landscape Architect rendered 6 different Villa Options that will be e-mailed out to the residents again for visual aid.
- I. A letter will be sent out to all residents outlining these discussions and to have homeowners give us an idea if they are in favor of these changes or not, so that if a vote is needed, we have a sense of moving forward with the project or not.
- J. If there is a sense of approval, bids, etc. will move forward.
- K. There was discussion that financing is available at a good rate to GR Communities for a 10-year term.
- L. A suggestion was made to include much needed Landscape Lighting for the community while we are doing this Project.
- M. There may be a City of Scottsdale Rebate available if we take out our grass due to water savings. This will be applied for if still available.
- N. The 30 day minimum Short Term Rental rule will stay in effect for the time being.

The was open discussion and questions addressed.

A Motion to adjourn was made, seconded and approved.

Vinny gave everyone his e-mail so depictions of the Landscape remodel would be available to everyone in the Golf Villas. Vinny@Sollitto.com