

Golf Villas III Members Annual Meeting February 9, 2023 Minutes

Charles Page President Golf Villas III called the meeting to order at 5pm and determined there was a quorum.

Next Charles spoke to the election and the fact that Jerry Block was elected for another two-year term. Thank you, Jerry, for serving on board.

Minutes were reviewed by Charles asking if there were any changes to the February 20, 2022, members annual meeting minutes. Some discussion on plants, trees, and ground cover for the yard. The minutes were approved as presents.

Charles then discussed the January 27, 2023, minutes and the minutes were approved.

Jerry Bloch was asked to provide the financial report for 2022.

Jerry stated, all members received the 2022 financial expenses summary.

Jerry stated the financials are under control and there was an increase of \$2 per month for 2023. No major assessment is anticipated, Jerry touched on upcoming projects; 2025 road slurry seal, and repair and 2028 paint of exterior wall. Jerry briefly discussed repaving the road.

Reserve Cash flow chart was provided and discussed with the acknowledgement the balance goes negative in 2032 and the Golf Villas III Board will need to discuss.

Charles thanked Jerry for his report and discussed the following.

- Water usage in two areas, and the second City of Scottsdale cutting water use.
- Charles discussed the GV III Standards and Rules and new homeowners.
- In packet are going to get the new booklet with standards and rules

Charles presented the new rules and guidelines.

Joel Gross reviewed the responsibilities of the homeowners in the community, specifically rules related to responsibility during remodels or relandscaping.

Charles states 6 out of 12 members are new and the need for homeowners to better understand their responsibilities.

- home entry gate to street is homeowner responsibility.
- Owners' responsibility what kind of trees and plants do I want it to look like
- Must submit application for relandscaping and get it done.
- GRCA has full responsibility to maintain the front yard from gate to sidewalk.
- If there is a maintenance problem, call Denise at GRCA maintenance and set up a work ticket.
- Heather is running maintenance and doing a good job.

Charles Page stated educating homeowners and setting standards the board has made good improvements. Charles further discussed the transition from lot to lot, gravel replacement, irrigation replacement, removal of trees and shrubs and common areas.

Charles has drafted a document all tasks for maintenance department with definition of expectations for maintenance.

Charles turned to real estate values talked about as home prices on the ranch for single family vary from \$849,000 to \$4,897,000. The price per square foot is \$597. Charles provided GRCA real estate sale information on Ranch.

Charles then discussed security and break-ins in the community. Specifically looking at areas that have had crime issues. Golf Villas III is in a good location, secure, quiet, with low traffic, ability to walk to Estate Club related to where crimes have occurred, not a concern at moment.

Stated call Mike Anderson Director of Security if you would like help you secure your home.

Charles then turned to landscaping and discussed overseed and the Bermuda decline.

Charles discussed new landscape design planning.

Adjourned the meeting 6:15pm