Minutes of Meeting

HOA Board Canoa Estates II

Date: April 8, 2024
Time: 3:00 PM

The meeting was called to order by President, Art Graveley at 3:00 pm

Board members present were: President Art Graveley, Vice President Conrad Bye, Treasurer Dick Kilbride, Secretary Pat Edwards, and Maintenance Chair Wes Elder

Minutes from January 8, 2024, meeting were approved. Motion for approval made by Conrad Bye and seconded by Dick Kilbride. All were in favor.

Treasurer's Report: Dick Kilbride

Dick reviewed the balance sheet and noted that he will do a final move of funds from operating account to the road maintenance account now that all dues are paid.

Conrad asked if we can move as much as possible to an interest-bearing account from operational and leave only an amount equal to the budget in the account.

Some road maintenance will be moved up to this year, so need to be sure we have the funds to pay for these large expenses.

Lot transfer fees should be $240 each for any further sales this year.

No unusual expenses thus far.

There were no questions.

A motion to approve the Treasurer's report was made by Conrad Bye and seconded by Wes Elder. All were in favor.

Old Business:

1. **Entrance monument painting – Art Graveley**. Art reviewed process for selecting new colors. Selection is still pending. Art showed pictures of examples and described the Sherwin Williams website tool for displaying the colors. RFQ has not been sent out yet and won't until the colors are clearly defined.

2. **Notification for estate sale agents of AGR restrictions that prohibit sales on garbage day – Pat Edwards.** Pat reviewed the intent of the letter previously sent to board members. She will send to all estate sale vendors and the Green Valley real estate association. Conrad Bye made a motion to approve the letter, seconded by Wes Elder. All were in favor.

New Business:

1. **Architecture pre-sale inspection process – Conrad Bye.** Conrad reviewed the new process that the Architecture committee will conduct an inspection of a home once they get notification that it is for sale. Note that this inspection is only for HOA compliance to the exterior and not a house inspection. The

committee will complete a standard form for the inspection and submit it to the Treasurer to be submitted along with the demand sheet.

Art has added "conduit" to paint specifications on the inspection form – commensurate with the same changes on the HOA Approved Paint Colors document.

Pat will send out a notice to all residents informing them of this new process.

2. **Process to assess, document, and impose AGR penalty fines – Art Graveley.** The board discussed what kinds of documentation is necessary for the Treasurer to impose an AGR penalty fine. The Treasurer needs the name of the homeowner and the violation with all the board copied on the email. The Treasurer will bill homeowner once he receives that notice. Pat will send an email to Treasurer so the Boyd violation can be billed.

3. **Changes to AGR for paint specifications – Art Graveley.** The board reviewed the proposed changes to the AGR and whether we should include all of the paint specs in the document or reference them in a separate document. A comment was made by a resident that window colors are not referenced on the paint specifications. Pat said that windows are not mentioned at all in either the AGR or paint specs. This item will be tabled until the board can meet in a work session to review the AGR and paint specs.

4. **Architecture requests to now include attached HOA Approved Paint Specifications – Art Graveley.** To be certain that homeowners know any architecture changes are subject to the HOA paint specifications, all responses from the Architecture Committee will include the paint specifications attached.

5. **Gloria traffic sign – Art Graveley.** The "Hidden Driveway" sign has been changed out to a larger sign. Roy Morrison has recommended that we paint yellow stripes at that curve on Gloria to help slow down traffic. The painted stripes may possibly help reduce our liability should something happen. Painting will not be done until after Gloria is chip-sealed in October. Pat made a motion to approve the striping and sign changes, Wes seconded. All were in favor.

6. Resident Alan Prewitt on Grajo had a comment about the common area behind Grajo on the north side/ park side. He and the residents there want a greater defensible space behind their wall (fire danger) where the HOA common area and the county park area meet. At the top of Gloria, they have a greater space because of the access road behind their homes. Additionally, he feels that the common area space as one turns onto Grajo is not as "nice" as other street entrances – add gravel at edge, improve landscaping, etc., to improve how it looks. Conrad recommended that the board review the space behind Grajo. It was also recommended that we could include the fire department when we do the review.

   Pat noted that Pima County has a web page where you can notify them of locations where trees, bushes need trimming, as well as potholes in the street. She will send out a link to all residents.

7. Roy Morrison wants to move up the chip-seal of Gloria to October 2024. He would start getting estimates to identify a contractor. Conrad Bye made a motion to approve Roy start the estimate process, Pat Edwards seconded the motion. All were in favor.

Committee Reports:

Maintenance: Wes Elder

Linda's Landscaping crew has been busy with weed and grass trimming since the recent late winter rains. They cleaned up the backside areas of Urraca and the alleyways. They did much trimming on Ramita in both common areas. It is too soon to start weed spraying. Jose believes it is better to begin once it is clear the late winter/early spring rains have subsided.

Jose took away a pile of branches and brush that was done by the home owner on 1900 Gloria. Mrs. Reynolds had filled out request form for the work on the backside of her patio, but choose to do much of the trim work herself. Jose did a little additional tree trimming.

The large mesquite tree on the corner of Avefria and Zanco has developed a larger trunk split which can be seen through. There is also a large dead limb that is too high for Jose and his team to reach. It is recommended that the HOA board hire a tree trimming service to take down this limb, and any other dead limbs or branches. All concerned will keep an eye out for the health of the tree going forward.

Conrad asked if we bring in a professional tree service, can all of the tree work be done at the same time. Art and Pat recommended we call Monstrosity for tree trimming estimate. Pat doesn't want the tree taken down unless we absolutely have to.

Resident Alan Prewitt added that the tree in the common area on Grajo needs a lot of dead branches removed, too.

Wes will be calling for tree trimming estimates.

Architectural: Peg O'Connor

Pat Edwards read Peg's report: A request on W Calle del Grajo to remove the rotting T111 wood on the front of the house and replace it with stucco - painted in the appropriate HOA colors – was approved.

GVC Committee: Pat Edwards

No report this month.

Social Committee: Cindy Elder.

We had 65 in attendance at the combined annual meeting/GAIN dinner. Every street was represented! We had a great speaker on Mescal vs Tequilla (Marissa Gatta, Spirit and Beverage Director for Tap and Bottle in Tucson). The committee has $279 available.

The next social event is on April 11th, a combined Thirsty Thursday and Farewell Friends.

The next HOA meeting is tentatively scheduled for September 16th, but is not yet confirmed by the GVR.

With no further business, Conrad Bye made a motion to adjourn the meeting, seconded by Wes Elder. All were in favor. The meeting was adjourned at 4:22 pm.

Respectfully submitted,

Pat Edwards
HOA Secretary