Minutes of Meeting

HOA Board Canoa Estates II

Date: January 6, 2025
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

The minutes from December 6, 2024, meeting was approved. Motion for approval made by Conrad Bye and seconded by Wes Elder. All were in favor.

Treasurer's Report: Dick Kilbride

Dick reviewed the Balance sheet for December 2024 and noted we made a payment out of the road maintenance account for the work done paving Gloria last year.

The Accounts Payable amount is for a lot transfer and 2025 dues received last year for a house sale. We received an increase in lot transfer fees over what was budgeted, and we spent a little less on both contracted and extra landscape maintenance than what was budgeted.

Our water and electric utilities were lower than budgeted due to better water irrigation and better monument lights.

Dick believes we have enough funds in the road maintenance account for planned future work. Art added that the next road work currently planned is not until 2031, however, that is subject to change.

There were no questions.

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

Old Business:

1. Update Architecture inspection form. Pat Edwards
   Architecture review form updated with changes from December meeting specifically giving date when any issues must be resolved as per the HOA AGR. New form was used for home sale on Grajo.
   There were no questions.

2. Financial Review. Art Graveley
   Review is scheduled for February 11th by residents Ed Stamy and Barb Southards. The review should be done prior to annual meeting.
   There were No questions.

3. Update on the path by the flagpole. Todd Johnson.
   Art reminded us that he had gotten a previous bid for $40K to replace the asphalt – which was too high.

Todd noted that he has measured the space to be 420 feet long. He is thinking about a concrete sidewalk, which would take about 12 yards of concrete. We can use small aggregate and no rebar. Based on that, he has calculated a rough estimate ~$3500.
He has three names of contractors to call for estimates.
There will be additional cost to remove existing asphalt. (We will not be able to redo the path in asphalt because the space is too narrow for machines to do the work.)
Conrad made a motion to have Todd draft and pursue an RFQ. The motion was seconded by Dick. All were in favor.
Wes added that, once we have estimates and a plan for the pathway, we should contact County to let them know what we're doing, as there is a section of the walkway on county property at the North end of the walk.
There were no questions.

4. Update on Closing off Urbano. Art Graveley
   Art recommended we review what we plan to spend money on this year and, since we would still need some traffic counts from Urbano, we should postpone any work on closing Urbano and concentrate on completing the path by the flag pole instead.
   Dick made a motion to defer any plan for closing off Urbano, Pat seconded, all were in favor.
   There were no questions.

New Business:

1. Republic Trash contracted fee increase. Art Graveley
   Our contract has a built-in fee increase of 7% every year. We have a very good price with this contract. Some other neighborhoods have many different trucks coming through; other neighborhoods have much higher fees. We have only this year left on the current contract. We will need to begin to work on a new contract in December.
   There were no questions.

2. Two HOA board terms ending. Pat Edwards
   Elections will be held in February and two positions will be open. You do not have to be a full-time resident, but it helps. Art Graveley will not run again and Conrad Bye has not yet decided if he will.
   There were no questions, but a resident complimented Art on what a great job he has done during his tenure.

3. HOA dues invoices sent out for payment. Dick Kilbride
   Dick says that all invoices have been sent out, except two came back undeliverable. He will be following up with those residents to validate their email addresses or an invoice will be mailed to them.
   Pat added on that we now have Zelle for electronic payments. We have had several payments already using this method.
   There were no questions.

4. J&J estate sales. Art Graveley

We have tried many ways to contact them to give them information regarding our estate sales prohibition: email, letter, etc. What came up on Next Door was notice of a check bouncing and many negative comments. Pat reminded all regarding the prohibition of estate sales on garbage day/Thursdays.
There were no questions.

Committee Reports:

Maintenance: Wes Elder
The landscapers have been completing all regularly scheduled work. They will return to working from the lower streets up. Additionally, they removed dead mesquite tree by flagpole.
If we do update the path by the flagpole, we could look at some beautification options.

There were no questions.

Architectural: Peg O'Connor
9/20/2024 - 1900 Gloria - Install new windows with bronze exterior trim / Approved
9/23/2024 - 3481 Avefria - Replace garden window with new bronze trimmed bypass window /Approved
10/17/2024 - 1663 Grajo - Replace rotting T-111 with new T-111 / Approved
11/05/2024 - 1768 Gloria - Replace old flagstone with brick pavers / Approved
11/24/2024 - 1880 Zanco - Install new windows with bronze exterior trim / Approved

RESALE INSPECTIONS PERFORMED:
12/18/2024 - 1663 Grajo - Resale Inspection performed / Minor lighting issue noted

There were no questions.

GVC Committee: Pat Edwards
GVC will host a County Parks community meeting for Green Valley on Feb 6th for future planning.
Question was asked where the meeting would be held – Green Valley Council building by the Sheriff's office and library.

Social Committee: Cindy Elder.

Susie Graveley's GAIN dinner report:
1. Theme: The theme for this dinner was "Get Acquainted in the Neighborhood." Each guest couple or single selected a number from a bowl that indicated which table they were assigned to. That seemed to go well; very few people objected.
2. Food: Art and Susie Graveley donated two crock pots full of Italian Beef which Susie prepared for sandwiches. Everyone else brought hors de oeuvres, sides or desserts.
3. Games:
a. Each table had a Christmas trivia game on the table for people to discuss.
b. Each table had a small bag of M&Ms that corresponded to a chart with the M&M colors and topics that matched each color. When Susie rang the Christmas bells, each table drew an M&M from their bag. That color designated the topic they should discuss. (e.g. A red M&M meant the table should discuss "What brought you to Green Valley.")

4. Attendance: Sixty-five people attended which was the largest turn out we've had since 2019. Many people commented it was the best party they've attended. Much laughter and conversation occurred. I believe everyone got to know people they hadn't know well when they arrived. SUCCESS!!!!

The next social event is the Farewell Friends, Thursday, April 10th.

Resident asked if there would not be a Thirsty Thursday in March?
Pat responded that GVR implemented a rule to limit social events to every other month, or pay for use of the facilities. There was discussion about potentially having a resident reserve a space

The next HOA meeting will be the Annual HOA meeting Tuesday, February 18th

With no further business, Pat made a motion to adjourn the meeting, seconded by Wes. All were in favor.

The meeting was adjourned at 3:47 pm.

Respectfully submitted,

Pat Edwards
HOA Secretary