Minutes of HOA Annual Meeting

Date: February 18, 2025
Time: 4:30 pm
Location: Saguaro Room, Canoa Hills GVR

Prior to the annual meeting a presentation on Firewise was given by the Arizona Dept of Forestry and Fire Management. Residents asked many questions about fire safety, home maintenance for fire prevention, and membership in the GVR CERT Firewise program.

The annual meeting was called to order by President Art Graveley at 4:35 pm

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

Meeting minutes for the 02/20/2024 HOA annual meeting were approved. The motion to approve was made by Conrad Bye and seconded by Dick Kilbride. All were in favor.

President's Report - Art Graveley
Welcome new residents - February 2024 - January 2025. Art asked if the new residents were present to stand up so we could all meet them.

February - Bonnie & Paul Harper - 1818 Gloria
Susan Reynolds - 1900 Gloria
April - Kathy Loyd & Drake Barton - 1879 Gloria
Cathy & Michael Perkins - 3420 Ramita
July - Laura Sheets & David Brigham - 3569 Estornino
Jan Rintala - 1829 Gloria
Tammy & Richard Ricksecker - 3481 Avefria
October - Carol & Tom Crabtree 1880 Zanco
December - Cindy & Doug Barningham - 3551 Urraca
January - Susan & Ian Nacy - 1663 Grajo
Tom Bruhn and Beverly Arthurs - 1700 Gloria

Landscaping Contract:

A bid was put out last October for a three-year landscaping contract. It was sent to four landscaping contractors, with only three replies. After negotiations the contract was awarded to Linda's Landscaping for the total amount of $35,008.00 per year. This is an increase of $4,448.00. Much of the increase is related to higher dump fees and labor increase costs. <u>The rate is to remain the same for the next three years.</u>

Art thanked all board and committee members who have committed their time and talent in support of our HOA.

Vice President's Report - Conrad Bye

In 2024, Conrad instituted a pre-sale architectural compliance inspection so new homeowners would know if the home they were buying met the HOA standards. We developed a process and a standard form to submit with the Title company's request sheet.
Additionally, Conrad recommended we create a standard welcome letter for new residents then worked with the HOA president to draft this letter.

There were no questions.

Treasurer's Report - Dick Kilbride

Dick reviewed the Balance Sheet amounts compared between last year and this. He noted the slight increase in per unit funds that will be added to the Road Maintenance account this year.

Dick reviewed the Profit and Loss Statement and Road Maintenance Fund. He pointed out the increase in interest we are getting by moving to higher yield term accounts.

He mentioned that we have nearly all residents paid for annual dues except 13 households. If anyone was present who hadn't paid, he'd be happy to take a check tonight.

There were no questions.

Conrad Bye made a motion to approve the Treasurer's report, seconded by Pat Edwards. All were in favor.

Maintenance Report – Wes Elder - read by Conrad Bye

HOA Projects

1- Gravel curb area Gloria, Tejedor - Cost $2,930.00
2- Land scaped and dressed up the front of monument with fresh rock - Cost $611.00
3- Gravel entrance curb Northwest side of Grajo - Cost $ 1,782.00
4- Prune Mesquite tree on Zanco - Cost $2,225.00
5- Prune three palm trees behind Entrance monument - Cost $375.00
6- Cleaning and Painting Entrance Monument - Cost $904.00
7- Remove Dead Mesquite Tree on West Zanco - Cost $1,300.00
8- Remove Dead tree east side of flag bench walkway - $400.00

The monsoon rains for 2024 did produce the usual weeds and grasses, which Jose and his crew have eradicated in all 8 work zones. They have also caught up on bush and tree trimming.

In a meeting with a county flood control representative two weeks ago it was discovered that the boundary between Canoa Estates II and the Pima county park extended much further toward the

county park at the northeast end than what was previously thought. Art located two boundary stakes in this area that were thought to be missing.

There were no questions.

Architectural Committee Report – Peg O'Connor

Last year, 13 Architectural requests received and all were approved.
10 Resale Inspections were performed.

There were no questions.

Social/Hospitality Committee - Cindy Elder - Read by Susie Graveley

Socials - held at Canoa Hills Saguaro Room
- 2/20/24 Annual Meeting Tequila Tasting and Pot Luck
  Attendance 48
- 4/11/24 Farewell Friends Potluck
  Attendance 40
- 7/29/24 Monsoon Madness Potluck Celebrating the Summer Olympics
  Attendance 28
- 12/12/24 GAIN Potluck (Get Acquainted in the Neighborhood)
  Attendance 65
- $2.00 per person charged to defer costs and raised $130.00

Happy Hours - held at Canoa Hills picnic area
- 10/17/24 Thirsty Thursday Appetizers and BYBO
  Attendance 26

2024 Ending Budget is $400.21

There were no questions.

Road Maintenance - Roy Morrison – Read by Pat Edwards

2024 Chip seal on Gloria completed in October.
2025/26 Plan to remove and replace failed asphalt areas, clean and sweep all streets.
2030 Plan to chip seal most all streets other than Gloria.

Pat added that we should all know that Roy walks all the streets regularly to check their status.

There were no questions.

President Art Graveley Acknowledgements:

- Roy Morrison - Our HOA Hoads Engineer extraordinaire
- Peg O'Connor - Architectural Committee Chair - and committee members
- Cindy Elder - HOA Social Committee chairman - for Thirsty Thursday functions
- Susie Graveley - HOA Social Committee Vice Chair - for HOA Potluck Dinners (Annual Meeting, Monsoon Madness & Gain Diners)
- Melinda Aigner - For taking care of our HOA American flag duties
- Lynn & Bill Wolff - HOA Monument Christmas Decorating Committee Chairs and their committee members.
- Janet & Bob Senning - For managing our HOA Meeting & Social event signs - and for always being available at the last minute to assist at our events
- Ed Stamy - for doing the Annual Financial Review
- And last of all - All those who have previously served as board & committee members

Pat presented Conrad and Art with thank you cards as a small token of the work they had done on the board. She also presented Art with a framed certificate of appreciation.

Election results: Richard Ricksecker and Denise Schmidt are now board members. Thank you to the other candidates and please run again!

2025 Board members are: Pat Edwards, Richard Kilbride, Wes Elder, Richard Ricksecker and Denise Schmidt.

There were no questions or comments from the residents.

With no further business or questions, the meeting adjourned at 5:06 pm.
Motion to adjourn was made by Conrad Bye, with Pat Edwards seconding. All were in favor.