

Madera Vista Townhouses, Inc.
Minutes to the Annual Meeting
Thursday, February 25, 2021

Call to Order: The meeting was called to order by Gary Riecke, President, at 1:00 pm in the Auditorium at the East Center.

Directors Present: Gary Riecke, Bill Hackbarth, Bob Kok, Ken Warden, Karen Obegi, Patricia Clyde and Mary Ann Murray

Directors Absent: None

Members Present: 15 Members were also in attendance

Material Distributed to Those in Attendance: Meeting Agenda, 2020 Treasurer's Report, 2020 Financial Statement, 2021 Budget and Current Roster of Members.

Introduction of New Members: Gary Riecke introduced new Members since the 2020 Annual Meeting.

Introduction of Board Members: Gary Riecke introduced current Board Members in attendance.

COMMITTEE REPORTS:

Architectural Review Committee: Robert Kok Director and Chair of the Architectural Review Committee, reported seven project requests were made to the Committee and approved during the past year: request for adding course brick and stucco to back wall, request for 3 window and sliding door replacement, request pavers and 40" front wall, request adding an iron gate to existing front wall, request to enclose back porch, adding a door, window, and lower pavers for better draining, request for solar installation and request for enclosing portion of front yard with pavers and two walls. He reminded members that if an exterior change is contemplated it is important to seek approval prior to beginning the project unless it is for windows and/or doors.

Landscaping Committee: Robert Kok gave the following report. We hired a new landscaping company two years ago and are pleased with their work. Weed control was minimal due to the hot, dry summer of 2020. The crew maintains the common areas. We took down one dead tree on common ground and another was removed on a share basis with two owners. Robert Kok reminded us to contact him to request work to be done rather than directly contacting the landscaping crew.

Painting Committee: Bill Hackbarth, Chair of the Painting Committee, reported that 16 townhouses are scheduled painting this spring (2021) for a total of \$28,800. Work will begin March 1st and will be completed by April 30, 2021.

Streets Committee: Hal Harrison, Chair of the Streets Committee, reported asphalt work was completed by Ace Asphalt. Pot holes were repaired on Caborca, La Paz and Sabinas. Major repair was completed at the end of East Emilia for a cost of \$9,100 which came out of the reserve fund. The annual road sweep was completed on February 12, 2021 for a cost of \$315.00, a budgeted line item. "Alligators" at the corner of W. Emilia and Caborca remain stable.

Treasurer's Report: Karen Obegi, Board Treasurer summarized the Association's financial activity for the 2020 fiscal year that started February 1, 2020 and ended January 31, 2021. The details of the financial results were handed out to Members prior to the start of the meeting. They are also available on the Association's website. Of particular note was the additional expense for the major street repair as discussed in the Streets Committee report.

Board Election Results: Ken Warden introduced Mary Ann Murray, Board Secretary who announced the election results. For the first time, voting took place electronically via the Association's website. A total of 45 votes were received and both Ken Warden and Robert Kok were re-elected. Ken Warden is the new Board President now that Gary Riecke decided to not run for re-election. Comments were favorable as the Association moves towards electronic notices and voting.

State of the Association Report: Gary Riecke, President, addressed those present on the current state of the Association. He began his presentation by thanking the board of directors for their help in the past year. He added that it was a great team to work with. It had been a little challenging this year with Covid and GVR closing our meeting venue but we did have most meetings at Gary's home. Thank goodness GVR has let us have meetings since the first of the year in it's facilities.

Social events have not been held throughout the year, again due to the closing of all meeting rooms for social events.

He reminded those in attendance that there is a sign-up sheet for Flag duty or contact John Skomars. Please sign up and get the cool months before they are spoken for. Christmas decorations for the Madera Vista sign and bridge happened again this year. A big thank you goes to Barb Rezac and all her helpers for their Christmas artistic endeavors.

House sales have been brisk and as of February 10th, we have 0 units available in Madera Vista. Gary speculated that more units will come on the market this year. The average price is up as the inventory in Green Valley goes down. Last year we saw 8 townhouses change hands for an average price of \$186,000 compared to 2019 at \$180,000 with 6 sales.

The board has managed to accomplish a few important tasks this year. First the repair of some pot holes in our streets along with a major fix to Emilia on the far east side. We also had the removal of 2 trees. The street repairs were paid out of the reserve fund that we started a few years back and the extra money came in real handy.

The shift from a lot of paper work to the internet has been accomplished this past year and Ken (Warden) has been doing a great job of keeping it up to date so a lot of answers to your questions may be found online at maderavistatownhouses.com

In closing, Gary reminded all that this was his last day on the board of directors at Madera Vista. He commented that he enjoyed his contacts with all the fine people who make up one of the best HOA's in Green Valley. He stated he could not have done it without the support of the board of directors and all the lovely people. He thanked everyone for all the comments and suggestions that were very helpful.

Member questions, comments, and suggestions

One resident offered to form a Madera Vista HOA on-line forum for use by our members only. If interested he was available at the conclusion of the meeting.

Many in attendance thanked Gary Riecke for his years of service and his fine leadership.

Since Gary Riecke decided to not seek re-election, his name and signature will be removed from the Madera Vista Bank account. Ken Warden, President and Karen Obegi, Treasurer will remain on the account.

Adjournment: There being no further business, the Annual Meeting adjourned at 1:35 pm.

Respectfully submitted,

Mary Ann Murray, Secretary