

# *De Anza Links Homeowners Association*

## **Minutes Board of Directors' Meeting**

September 26, 2023  
2:30 PM

**GVR – Abrego South**  
1065 S. Abrego Drive  
Green Valley, AZ

### **Present:**

#### **Directors:**

Dan Meyers – President  
Pat Buske – Treasurer / Vice President  
Linda Eckstein – Secretary – via phone

#### **Absent:**

None

#### **Management:**

John Garen  
Joyce Garen

#### **Homeowners:**

Sue Meyers  
Larry Buske  
Joyce Smith

### **Call to Order**

The meeting was called to order at 2:31 PM and a quorum was present. Agenda approved.

### **Approval of Minutes**

- April 25, 2023 – *Board Meeting*  
***Motion made, seconded and approved with a unanimous vote without further discussion to approve the April 25, 2023 Board Meeting minutes as presented.***

### **Financial Report**

- August 2023 YTD  
***Motion made, seconded and approved with a unanimous vote without further discussion to accept the August 2023 YTD financials as presented.*** (attached to these file minutes)

### **Committee Reports**

- *Landscape*  
Everything looks good. The landscaper will be mowing the dead weeds on the common area at the end of Royal Troon Place in the next couple of weeks.
- *Architectural*  
No activity

- *Management Report*  
Informed the Board of the new legislation (residential picketing and political activity). Of significant importance is the bill which amends ARS §33-1818 regarding community authority over public roadways. If the planned community regulates any public street in the community, that Association is required by June 30, 2025 to hold a vote of the membership on the question of whether to continue to regulate public roadways. If the vote fails, the Association no longer has authority to regulate public streets in that Association.

## OLD BUSINESS

- *None*

## NEW BUSINESS

- *Regulated Street Parking (AZ HB 2298 amends ARS §33-1818)*  
Covered under the management report.
- *Mowing / Pre-Emergent*  
Covered under the Landscape report
- *2023 Reserve Contribution - \$4,000*  
**Motion made by Dan, seconded by Pat and approved with a unanimous vote to transfer the 2023 Reserve contribution of \$4,000 from the Operating checking account to the Reserve account.**
- *2024 Operating Budget*  
The 2024 Operating budget was presented. No increase in assessments was recommended.  
**Motion made by Dan, seconded by Linda and approved with a unanimous vote to accept the 2024 Operating budget as presented.**
- *Contract Renewals (2024 Landscaping and 2024 Management)*  
Both contracts were presented. The hourly rate for landscaping will increase to \$27 per man hour (currently \$26 per man hour). That is the only change. Santa Rita Mgmt presented their contract with no dollar increase for services. The only increase will be for the Disclosure Costs which is charged to the transaction parties when a house sells.  
**Motion made by Pat, seconded by Linda and approved with a unanimous vote to accept the contracts as presented (landscaping and management).**
- *2024 Annual Meeting Date*  
SRMS was asked to try to get the room at Abrego South sometime during the third week of February.

## MEMBER CONCERNS

The floor was opened to member comments, questions and/or concerns. With no comments or concerns, the floor was closed.

## Adjournment

**With no further business to discuss, a motion to adjourn the Board meeting at 3:25 PM was made, seconded and passed with a unanimous vote.**

*Next Meeting Date – TBD*

## APPROVED

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Date