

De Anza Links Homeowners Association

Minutes Board of Directors' Meeting

September 12, 2024
4:30 PM

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

Present:

Directors:

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

Management:

John Garen
Joyce Garen

Homeowners:

Susan Meyers
Larry (Porky) Buske
Carol Howell
Joyce Smith
Keith and Sheryl Wunderlic

Call to Order

The meeting was called to order at 4:25 PM, a quorum was present and the agenda was approved.

Approval of Minutes

- September 26, 2023 – *Board Meeting*
- February 20, 2024 – *Reorganization Meeting*
- May 3, 2024 – *Board Meeting*

Motion made by Pat, seconded by Linda and approved with a unanimous vote without further discussion to approve the minutes of the September 26, 2023 Board Meeting, the February 20, 2024 Reorganization Meeting, and the May 3, 2024 Board Meeting as presented.

Financial Report

- August 2024 YTD

Motion made, seconded and approved with a unanimous vote without further discussion to accept the August 2024 YTD financials as presented. (attached to these file minutes)

Committee Reports

- *Landscape*

There is a partially downed tree on the west side of Abrego that needs to be removed. Received a quote from Valscape for \$200 to remove the tree.

Motion made by Dan, seconded by Pat and approved with a unanimous vote without further discussion to have Valscape and Maintenance remove the tree at a cost of \$200.

Other landscape issues will be discussed under New Business

- *Architectural*
John, Santa Rita Management informed the Board that when looking at the County's GSI site, he noted that there are two properties that have installed solar panels without submitting an Architectural Modification form. He will send them the Architectural Modification form with a letter asking them to complete and return the form.

OLD BUSINESS

- *None*

NEW BUSINESS

- *Conservancy Area*
It has been noted that there seems to be more weeds in the conservancy area between the houses on Royal Troon and the golf course. It is speculated this is due to moisture being spread into that area by the wind when the golf course waters. John, Santa Rita Mgmt will ask the landscaper for a price to address the weeds on conservancy areas an additional time and work it into the budget for 2025.
- *Pre-Emergent*
Santa Rita Management to get a cost from Valscape and Maintenance for three (3) applications of pre-emergent for consideration for the 2025 budget. Also, whether this third application would be beneficial in the conservancy area. Currently there are two (2) applications per year for the common areas.
Motion made, seconded and approved with a unanimous vote after further discussion to have Valscape provide a pre-emergent application prior to the winter rains.
- *DAL II Landscape Maintenance rear of north homesites)*
A homeowner has asked that the association consider weed control on the rear side of the walls that face the golf course on Aberdeen Loop. Santa Rita Management said that the association only owns ten (10) feet north of the walls and that a lot of the growth is in the utility easement. Santa Rita will get a cost from the landscaper and present it to the Board and would schedule the work for early next year.
- *Friendly Reminders*
Friendly Reminders were sent to two neighboring homeowners for weeds in their side yards on Aberdeen Loop. To date, they have not removed the weeds. After discussion it was decided that a second Friendly Reminder would be sent to one of the homeowners stating they had ten (10) days from the date of the notice to comply or a Notice of Violation would be sent. The other homeowner stated they would have their weeds removed but needed to find someone to do it.
- *Corporate Transparency Act – Beneficial Ownership Identification*
Santa Rita Management stated that they had filed the Association's Beneficial Ownership Information Report (Board members) with the Federal government and that the submission was successful.
Santa Rita said that their charge for filing this report was \$150 and it would include the cost to file one updated report if there was any change to the Board members (new Board member, Board member change of address).
Motion made, seconded and approved with a unanimous vote without further discussion to pay Santa Rita Management \$150 for filing the Beneficial Ownership Information Report.
- *CD - Reserves*
Santa Rita Management suggested to the Board that they consider purchasing a 12 / 13-month CD for \$20,000 with funds from the Association's Reserve fund. The interest rate is approximately 4.75%.
Motion made by Pat, seconded by Dan and approved with a unanimous vote to purchase a 12 / 13-month CD from Harris Bank for \$20,000 with funds from the Reserve account.

MEMBER CONCERNS

The floor was opened to member comments, questions and/or concerns.

- ✓ Dan stated that one homeowner asked if the Association could add additional paint colors to the approved list of paint colors. Santa Rita Management suggested that paint colors in the tans and browns with an LRV of between 25 and 45 could be added and that the Board could get input from homeowners.
- ✓ A homeowner stated that they were happy that weeds had been removed from the vacant lot on Aberdeen Loop.

With no further comments or concerns, the floor was closed.

Adjournment

With no further business to discuss, a motion to adjourn the Board meeting at 5:30 PM was made, seconded and passed with a unanimous vote.

Next Meeting Date –date first week in November

APPROVED

Date

Minutes submitted by Joyce Garen, Santa Rita Management Company