TOWNHOUSE IV REGULAR BOARD MEETING
VIA ZOOM
MINUTES
February 4, 2026
9:00 am

Board Members in Attendance: Gary Anderson, Mary Kay Allen, Marilyn Kern, Martin Klotz, Patricia Large, Vincent Marcellino, Renee Nank, Jean Otto, Jackie Smith

Committee Members in Attendance: Glenn Miller, Craig Zimmerman, Judy Crawford

Other HOA members in attendance: Barb Gallagher

Absent: Donna Anderson, Nancy Durheim

1. Call to Order & Welcome – Martin Klotz, 9:00am

2. Approval of Agenda – Martin Klotz

Agenda approved

3. President's Remarks:
Sonoran Corridor will not be able to be built at its planned "starting" location and will likely be moved closer to Pima Mine Road or in the direction closer to Green Valley. The other two segments of the proposed highway are approved, and it is intended that they move forward.
A petition to initiate a state law to help minimize fraud, particularly deed fraud, is being circulated by Green Valley Council and available for members to sign.
Pima County approved Accessory Dwelling Units (ADUs) in the county but HOA CC&Rs overrule this new County Ordinance, and it is not foreseen to be an option for Townhouse IV.

4. Meeting Minutes: Renee Nank – Minutes taken at the Jan 7, 2026, regular board meeting were distributed in advance via email prior to meeting and were approved.

5. Treasurer's Report: Vincent Marcellino – Treasurer's Report approved as submitted.
66% of Dues were paid. Payment of road assessment has started.

6. Standing Committee Reports:

a) Finance: Gary Anderson, notes that it would likely be more affordable if people were able to pay their road assessment in one payment (rather than the payment option that is spread over time) and road repair could begin sooner rather than later. The payment over time option remains in place, but it is deemed a good idea to let association members know the fiscal benefits of the one-time payment.
b) Architecture: Jean Otto. Committee is looking for garage/carport lights that shine beyond property boundaries in order to offer homeowners a screening device ($10).
c) Landscape: Marilyn Kern. Continued maintenance, some plants planted along del Monte. A bench at "Jack's Trail" was installed.

d) Member Services: Janet Carter. The potluck was well attended with 43 people. The Annual Meeting starts at 9:30 after social time starting at 9. Pat Large has agreed to host March First Friday at her house on Lazo.
e) Maintenance: Craig Zimmerman. Surveyed the guardrails on del Poso and they appear to be structurally sound. The guardrails do need painting in several areas. HOA members may volunteer to paint the guardrail after rust removal.
f) Documents: Martin reminds board members that proper title for documents should be assigned to any documents sent to Donna Anderson for archiving.
g) Nominating Committee: Martin Klotz. Have received 77 of 163 votes for board candidates. Ballot is open until Feb 6, 2026. Results will be announced at the February Annual Meeting.

7. Other Reports

a) Green Valley Council Liaison: Renee Nank. Wildfire Mitigation plan is 75% complete. Fraud remains an issue. Please sign the petition to change state law to help mitigate fraud especially deed fraud.

b) Webmaster: Marin Klotz. Website is operating normally. Many inquiries have been received about annual dues and other payments. Two new buyers in TH IV.

8. Old Business:

a) The amended guidelines that antennas should not be viewable from the street was approved unanimously. There is an issue with one carport, and a letter will be drafted by the President and brought before the board at the March meeting.
b) Fiber Optics lines are beginning to be installed in the GV area. There is no cost to residents. One board member notes that disruption to land is likely more pronounced than the company who is installing them says per experience at another residence where it was installed. Decision about voting on the contract is deferred.
c) Second reading and Re-Review of 2 Form II requests approved. Please also note that no commemorative plaques will be permitted on TH4 common land.
d) Both motions fail with no second. Neither “Form II Common Land request” submitted by Jean Otto and by Glenn Miller were recommended by the Review Committee. An alternative path recommended by the “Form II” Review Committee that utilizes a combination of the existing natural wildlife trail and the TEP easement outside but along the plat line of TH4 was passed unanimously. Included in this approved path was the stipulation that no part of the Common Land west of Camino del Monte can be structurally altered or vegetation removed such as to create a direct connection to “Jack’s Trail” across Camino del Monte, and no rocks shall be used to line the trail. The only approved entry / exit points are directly beginning/ ending at Camino del Poso and Calle Alegria.
e) Motion Withdrawn.
f) Motion withdrawn

9. New Business

- **a)** Motion stating “The placement or use of any kind of device, the application of bait as pellets powder, and any kind of spray that is designed to exterminate rodents as well as reptiles, spiders and insects is prohibited on common land anywhere in Townhouse IV” is passed unanimously.
- b) Motion to restore the Welcome sign to Manny’s Park with fresh paint but no other alterations is passed unanimously.
- c) Motion to request resident removed the unapproved sign reading “The Park” from Manny’s park is approved unanimously. Marilyn Kern will approach the resident regarding both Board decisions in b) and c) above.
- d) Motion to “Support the refurbishing of the four railings on Camino del Poso protecting the crossover over the Poso arroyo” is retracted, will be done by maintenance committee and no motion is required if costs stay within the allocated annual budget.
- e) New Proposal, Martin Klotz. A yearly list of all motions/highlights of motions and basic rules will be included in membership packets.

Next Regular Board Meeting March 4, 2026, 9:00 am via ZOOM.
Adjournment: 11:11am

The minutes were unanimously approved by the Board during its March 4, 2026, regular Board meeting