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

Board Members in Attendance: Mary Kay Allen, Jim Ayers, Janet Carter, Martin Klotz, Vincent Marcellino, Renee Nank, Jean Otto, Jackie Smith, Verne St. Clair

Committee Chairs in attendance: Glenn Miller

Other HOA members in attendance: None

Absent: Donna Anderson, Craig Zimmerman

1. **Call to Order & Welcome** – Martin Klotz, 9:04am
2. **Approval of Agenda** – Martin Klotz, approved with amendment of item to new business approved unanimously.

P**resident's Remarks –** Martin Klotz. GVC Discussion. There is a house bill pending that may disallow HOAs from not restricting breed, weight and size of dogs. This proposal does not involve number of dogs and HOAs would retain that authority.
The state limits transfer fee to $400. THIV HOA transfer fee is $400. Other fees are not limited by state laws and are determined by the HOA. Fees must be disclosed when people buy and they must sign in agreement. THIV follows these rules.
Need clarity on difference/sameness of disclosure fee and transfer fee and Jackie Smith will check on it.
Access to easement on HOA for fiber optics. Will be discussed later in agenda.
Petition regarding title fraud was appreciated by GVC. GVC would like letter Presidents to send to Ciscomani's office in support of GVC's application for funds for new building for GVC.
March 6: 9:30-11:30 meeting on landscape stewardship at Canoa Ranch.
There is no annexation of Green Valley by Sahuarita and this is an untrue rumor.

4. **Meeting Minutes**: Renee Nank – Minutes taken at the organizational meeting, annual meeting, and Feb 4, 2026 monthly 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. Active month, interest going up, 85,260 in dues so far. 18 people still need to pay. Four property transfer fees. Road assessment fees are coming in – little more than half paying the $500 option. Received a $100 donation from couple who walk in our HOA who live across La Canada. 129,341.94 collected in February. Treasurer report approved 10:25am unanimously.

6. Standing Committee Chairs as noted below, were approved by board unanimously, roster is not online for security reasons, but can be requested by all TH4 property owners. Board member and committee chair names are sent to AZ Corporate Commission.

a) Finance: Jackie Smith. No report. Committee member names have been submitted for review.

b) Architecture: Jean Otto. Committee names submitted. Four carport lights are an issue. Cynthia McSwain scrubbed graffiti off curb. Stacy T is decorating the tombstones as petroglyphs. Art in the Park cost would go to maintenance. Cynthia McSwain can be reimbursed for graffiti with the $100 donation.

c) Landscape: Glenn Miller. No big rains so no major road clean ups in summer. New bench installed on Jack's Trail. Weekly contractor work is ongoing. Many resident requests for trimming and maintenance. Managing the contract requires a lot of work. Will work on multi year contract going forward. There are sickly trees that need more water and open spaces where water could be captured. In the near future the landscape committee will be focused on areas for water trapping and soil enrichment to provide for future planting.

d) Member Services: Janet Carter. First Friday this Friday at 4 Host: Pat Large. No April activities. People who would like to participate in hobby/activity groups have been contacted, only active one is Hiking Group because no one stepped up to lead others.

e) Maintenance: Martin Klotz. Some rust will be addressed on guardrail and will be painted. Maintenance needs a third member. Please contact Craig to suggest volunteer.

f) Documents: Martin Klotz. Document format and timeliness should be adhered to. A guide was created by Donna Anderson about how to format and how to submit.

g) Nominating Committee: Jim Ayers. Electronic voting seems to encourage participation. Nancy Durheim has left the committee. Issue with Election Buddy – issue is that with last vote, voters had to select five nominees, should have been *up to five*. Next time this should be corrected. We had 48% participation in board voting.

7. Other Reports

a) Green Valley Council Liaison: Verne St. Clair. Wastewater treatment plant is moving. The pond on I19 will be drained to allow an RV Park at Canoa Ranch. New facility will handle 4 million a day. Bidding wars for the gray water. Dog park moving forward. Call if want to give input about dog park 520-724-3501. The mine is donating some money for fire mitigation and invasive species removal – this will require an application. Vita tax assistance program now administered by United Way.

b) Webmaster: Marin Klotz. Website is operating normally.

8. Old Business:

a) Reappointment of *ad hoc* Road Committee, Martin Klotz. All four members reappointed and are Jackie Smith, Jean Otto, Glenn Miller, and Craig Zimmernman and were approved unanimously.

b) Form II Review Committee, Martin Klotz. Confirming the process about how this committee will be reappointed.

c) Update on Fiber Optics infrastructure. Pima County has given permission. HOAs must give individual permission for installation and must engage in access agreement. These companies will not guarantee subscription rates. Can sell infrastructure after installation. A document outlining the process and analyzing the proposed contract will be created by Jim Ayers and Renee Nank if the committee decides to go forward.

9. New Business

a) Common Land II use/Change ("Form II") request from Jean Otto, Verne St. Clair, Tom Gordon. Jean Otto notes this area has a lot of dead plants thus creating openings and a view of homes in neighboring HOA. Based on an interest in planting native plants for habitat and water retention, as well as natural food source and cover animals, Verne St Clair, Jean Otto and Tom Gordon propose the planting of several types of native plants. Verne St Clair and Tom Gordon also offer to water during summer. Unanimous vote for moving forward to the Form II Review Committee.

b) Land Use II Change Committee: Four members of review committee are Jackie Smith, Martin Klotz, Mary K Allen and Vincent Marcellino. Unanimously approved.

Next Regular Board Meeting April 1, 2026, 9:00 am at Jean Otto's house.
Adjournment: 11:02am

The minutes were approved by the board during its April 1, 2026, regular board meeting.