

**GREEN VALLEY FOOTHILLS TH-IV
MINUTES FOR MONTHLY BOARD MEETING
DECEMBER 6,9:00 AM VIA "ZOOM"**

BOARD MEMBERS PRESENT: All Board members present

GUESTS: Gary Anderson, Meg Marshall, Nancy Derheim, Millard Mott

1. Call to order by President Julie Reppenhagen
2. Welcome and introductions: Julie Reppenhagen
3. President's remarks:
4. Approval of minutes
Board Meeting November 1, 2023. Minutes accepted as read
5. Treasurer's Report: Martin Klotz
Fee for retainer from HOA lawyer is increasing.
Motion by Martin Klotz to stay with Goldschmidt and Shupe as our legal representative and pay the increased fee
Motion unanimously by voice vote
6. Standing committee reports:
 - a. Finance Gary Anderson
issue whether to raise Property Transfer Fee
Motion by Marilyn Kern to raise fee from \$100 to \$150, motion carried unanimously by voice vote
 - b. Architecture Jean Otto
Need to vote on new guidelines
Motion by Martin Klotz to approve new guidelines with two addendums
Motion carried by voice vote
 - c. Landscape Marilyn Kern
Regular maintenance carried out,
Asking Board for an exemption to TH-IV landscape guidelines. Committee wants a one time exemption to plant mesquite tree on N. End of Los Rubies circle end cap.
Motion by Martin Klotz to allow Landscape committee to make one time exemption to their guidelines by planting one mesquite tree on N. End of Los Rubies Circle end cap.
Motion carried 8-1 by voice vote
 - d. Member Services: Pat Large
Ladies luncheon December 7, January 24, 2024 potluck at Episcopal church

Annual Meeting February 22,2024

- e. Maintenance, Discussion on renewing contract with Western Technology
Millard Mott stated that Townhouse VI requested we pay half of the repair to fence at West end of Alegria.
Motion by Dan Dewolf that we pay TH-VI \$150.00 per their request.
Motion carried unanimously
 - f. Documents, No report
 - g. Nominating Nancy Derheim
List of nominees from the committee are: Gary Anderson, Marilyn Kern, Pat Large, Dave Nank, Jackie Smith
Motion by Martin Klotz to approve the nominees
Motion carried unanimously by voice vote
7. Other reports
- a. Newsletter/E blast Meg Marshall No report
 - b. GVC Ellen Riddle/Nancy Derheim
GVC raising dues next year from \$12 to \$14.
 - c. Website. Martin Klotz No report
8. New Business;
Approval of Architecture Guidelines, See architecture entry above
presentation of 2024-2025 candidates for Board. See nominating report
2024-2025 Budget still still working on it
9. Old business, None
10. Next Board Meeting January 10 2024 9:00 AM via "ZOOM"
11. Meeting adjourned at 10:35 AM

The Minutes of the BOD December meeting were unanimously approved by the BOD during its January 10 meeting.