

Valstate (Rancho Valencia) Homeowners Association

P.O. Box 14198 Tucson, AZ 85732 Phone: (520) 623-2324 Fax: (520) 722-5039

Board of Directors Meeting Minutes November 17, 2022, at 6:00 PM

The Board of Directors Meeting for the Valstate (Rancho Valencia) Homeowners Association was held on Thursday, November 17, 2022, at 6:00 PM via ZOOM. Board members present were Valerie Golembiewski, Chris Dunham, and Gaby Medina. Marjorie Coleman was absent at the time the meeting was called to order but did join the meeting later. Amanda Eubank represented Platinum Management, Inc.

- I. Call to Order: 6:19 PM, Valerie Golembiewski-** Quorum was verified with three of four Board members present.
- II. Review and Approval of Minutes-** A motion was made to approve the August 18, 2022, Board of Directors Open Meeting Minutes, August 18, 2022, Executive Board of Directors Meeting Minutes & November 8, 2022, Executive Board of Directors Meeting Minutes. The motion was seconded. All in favor. Motion carried. (Dunham/Medina)
- III. Review of July- September Financials**
A motion was made to accept the July-September Financials. The motion was seconded. All in favor. Motion carried. (Dunham/Medina)
- IV. Committee Reports**
 - a. Presidents Report-** Valerie Golembiewski gave a brief President's report
 - b. ARC-** Amanda provided a list of ARCs approved since the last meeting in her management report.
- V. Manager's Report-** Amanda Eubank gave the management report. A motion was made to allocate \$500.00 for 2023 to run plates or VINs of abandoned or inoperable cars left on the roadways to see if we can improve the condition of the streets. The motion was seconded. All in favor. Motion carried. (Golembiewski/Dunham)
- VI. Old Business**
 - a. Old Homeowner Balance Write-Off-** A motion was made to write off the old homeowner of the balance summary report. The motion was seconded. All in favor. Motion carried. (Golembiewski/Dunham)
- VII. New Business**
 - a. 2023 Budget -**A motion was made to accept the 2023 Budget with a \$15.00 quarterly increase effective January 1, 2023. The motion was seconded. All in favor. Motion carried. (Golembiewski/Dunham)

A board member did ask about how could the Association cut costs to avoid future increases. Amanda will work with landscapers to see where the cost of irrigation and water can take place.
- VIII. Homeowner Forum-** the floor was opened to homeowner comments.
- IX. Next Board Meeting Date –** Board of Directors Meetings will be moved to Tuesdays. Amanda will email the Board a list of dates to see what works best for everyone then the meeting dates will be announced in the January newsletter.
- X. Adjournment –** There being no further business, the meeting was adjourned at 6:50 PM

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There was a planned Executive Session of the Board of Directors that did not take place following this meeting. A future meeting will be scheduled.

Respectfully submitted,

Amanda Eubank, CMCA, AMS
Director of Transitions and Development
Association Manager
Platinum Management, Inc.
For the Valstate (Rancho Valencia) Homeowners Association