

# 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 February 17, 2022 6:00 PM**

The Board of Directors Meeting for the Valstate (Rancho Valencia) Homeowners Association was held on Thursday, February 17, 2022 at 6:00 PM via ZOOM. Board members present were Valerie Golembiewski, Shane Hubbell and Marjorie Coleman. Raj Kohli and Gaby Medina were absent. Courtney Kabins represented Platinum Management, Inc.

- I. Call to Order: 6:00 PM, Valerie Golembiewski**
- II. Verification of Quorum-** Quorum was verified with three of five Board members present.
- III. Board Member Resignation-** Raj Kohli resigned from the Board of Directors. Each person present thanks Raj for his years of hard work and service to the Rancho Valencia HOA. Raj's term expires in October 2022. Management will add an article to the quarterly newsletter requesting volunteers to fill the vacant seat.
- IV. Review and Approval of Minutes-** the following set of minutes was approved (Hubbell/Golembiewski, motion carried):
  - a. November 11, 2021 Open Meeting Minutes
  - b. December 2, 2021 Organizational Meeting Minutes
- V. Review of October - December 2021 Financials-** the October – December 2021 financials were reviewed and unanimously accepted. (Hubbell/Coleman, motion carried)
- VI. Committee Reports**
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  - a. **Presidents Report-** Valerie Golembiewski gave a brief President's report.
  - b. **ARC Report-** Shane Hubbell gave the Architectural Review Committee report. The board requested that Platinum include a list of submittals/outcomes in the management report.
- VII. Manager's Report-** Courtney Kabins gave the management report.
- VIII. Old Business**
  - a. **Dog Park-** Courtney Kabins gave an update regarding installation of the dog park. Platinum will order two dog waste stations and one large blue trash bin and have them installed at the dog park. The waste stations should be within the fence and the large blue trash bin should be just outside the outer gate.
- IX. New Business**
  - a. **Spring Beauty/Desert Straw Park Upgrades-** The following upgrades were approved at the Spring Beauty/Desert Straw Park, all Tree Frogs Playground Company (Hubbell/Coleman, motion carried):
    - i. Curb extension to allow room to install the Village Greens playset and a Sit 'n' Spin (\$18,421.68)

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- ii. Installation of workout equipment royal Triple Station Chest Press (\$7,487.63).
  - iii. Installation of three additional 8' Perforated Picnic Tables, commercial grade (\$5,356.50).
  - iv. Replenishment of wood chips at the American Beauty Park (\$2,690.30)
  - b. **Vehicles on Grass-** the Board and management will institute fines for individuals driving on the grass. If witnessed, the Board will send management the address of the owner causing the damage.
  - c. **Little Free Library on Pepperweed-** management will have maintenance out to take a look at the foundation of the Little Free Library on Pepperweed. The foundation is lifting.
  - d. **Solar Timer Fairy Duster @ Parsnip-** replacement of the solar timer was approved (\$1,963.26). (Hubbell/Golembiewski, motion carried)
- X. Homeowner Forum-** the floor was opened to homeowner comment.
- XI. Next Board Meeting Date** – Thursday, May 19, 2022 @ 6:00PM via ZOOM
- XII. Adjournment** – There being no further business, the meeting was adjourned at 6:52 PM

Respectfully submitted,

Courtney Kabins, CMCA, AMS, PCAM  
Vice President of Operations  
Platinum Management, Inc.  
For the Valstate (Rancho Valencia) Homeowners Association