

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 August 18, 2022, at 6:00 PM

The Board of Directors Meeting for the Valstate (Rancho Valencia) Homeowners Association was held on Thursday, August 18, 2022, at 6:00 PM via ZOOM. Board members present were Valerie Golembiewski, Marjorie Coleman, and Gaby Medina. Chris Dunham was absent. Caitlyn Crain represented Platinum Management, Inc.

- I. Call to Order: 6:05 PM, Valerie Golembiewski-** Quorum was verified with three of four Board members present.
- II. Review and Approval of Minutes-** The May 19, 2022, Open Meeting Minutes and May 19, 2022, Executive Session Minutes were approved. (Coleman/Medina/ Golembiewski motion carried)
- III. Review of April – June 2022 Financials-** the January – March 2022 financials were reviewed and unanimously accepted. (Medina/Coleman/Golembiewski, motion carried)
- IV. Committee Reports**
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 - a. **Presidents Report-** Valerie Golembiewski gave a brief President’s report. Both “Little Free Libraries” at Fairy Duster Park and Pepperweed Park were replaced with composite boxes due to vandalism on the previous ones. Valerie thanked Heath with Pro Care for installing them.
 - b. **ARC-** Caitlyn provided a general update. The board requested that Platinum include a list of submittals/outcomes in the management report. In addition, the Board requested for the time being that all ARC submittals go through the whole Board until someone is elected for ARC chair. Caitlyn is to be copied on these emails.
 - c. **Security-** The Board requested monthly reports be sent over from security. Specifically: what are they doing around the community to help secure the premises.
- V. Manager’s Report-** Caitlyn Crain gave the management report.
- VI. Old Business**
 - a. **Spring Beauty/Desert Straw Upgrades-** Covered in management report: Caitlyn coordinated and attended a meeting with Tree Frogs to ensure the equipment was being installed in the correct areas. The Village Green Playset, Sit-n-spin, and Royal Triple Station have been installed at the park.
- VII. New Business**
 - a. **Communication-** As discussed, the whole Board will receive communication regarding ARC’s and other community concerns, in addition, Caitlyn will be copied to these emails.
 - b. **Janitorial-** Marjorie made a motion to table the selection of janitorial services, the motion was seconded by Gaby, and carried. (Coleman/Medina/ Golembiewski)
 - c. **Landscape-** Marjorie made a motion to accept the irrigation repair cost at \$1,448.96, the motion was seconded by Gaby, and carried. (Coleman/Medina/ Golembiewski)
 - d. **Ratification of AIL 7/25/22 –** A motion was made to ratify the action in lieu, the motion was seconded, and carried. (Coleman/Medina/ Golembiewski)
- VIII. Homeowner Forum-** the floor was opened to homeowner comment.

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- a. **From the May 19 meeting:** Large mesquite tree down Swan, just before Fairy Duster, is impeding/growing towards an owner's wall and has created a large crack. The Board requested that Platinum obtain a proposal to cut the tree roots to prevent it from growing towards the wall. **8/18/22- Platinum obtained a quote however it was not the tree requested.**
- b. **From the May 19 meeting:** Random trash containers at Parsnip and Fairy Duster. The Board requested that the landscapers remove the trash container. **8/18/22- Platinum reached out to the landscaper's multiple times; the trash container has still not been removed.**
- c. **Signs at Fairy Duster Park are rusted.** Platinum requested to assess and request solutions to fix or replace.

IX. Next Board Meeting Date – Thursday, November 17, 2022, @ 6:00PM via ZOOM

X. Adjournment – There being no further business, the meeting was adjourned at 6:28 PM

Respectfully submitted,

Caitlyn Crain
Community Association Manager
Platinum Management, Inc.
For the Valstate (Rancho Valencia) Homeowners Association