

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 21, 2023, at 6:00 PM

The Board of Directors Meeting for the Valstate (Rancho Valencia) Homeowners Association was held on Tuesday, February 21, 2023, at 6:00 PM via ZOOM. Board members present were Valerie Golembiewski, Alexander Oberman, and Chris Dunham. Gaby Medina was not present at the time the meeting was called to order but did join the meeting later. Marjorie Coleman was absent. Amanda Eubank represented Platinum Management, Inc.

- I. Call to Order: 6:04 PM, Valerie Golembiewski-** Quorum was verified with three of five Board members present.
- II. Review and Approval of Minutes-** A motion was made to approve the November 17, 2022, Board of Directors Open Meeting Minutes. The motion was seconded. All in favor. Motion carried. (Oberman/Dunham)
- III. Review of October-December 2022 & January 2023 Financials**
A motion was made to accept the October-December 2022 & January 2023 Financials. The motion was seconded. All in favor. Motion carried. (Oberman/Dunham)
- 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.
- VI. Old Business**
 - a. Action in Writing – Two Actions in Writings were unanimously approved. Appointing Board Member Alexander Oberman & Tree Frog Playground bid for replacement of playground equipment.
 - b. Dog Park Purchases
A motion was made to approve the purchase of 1 dog waste station, 1 rake, and shovel & 1 dog park rules signs from Dog Waste Depot for the cost of \$335.97. The motion was seconded. All in favor. Motion carried. (Medina/Oberman)
- VII. New Business**
 - a. Allied Universal 2023 Price Increase
A motion was made to approve the Allied Universal price increase as presented in the letter from the company. The motion was seconded. All in favor. Motion carried. (Dunham/Oberman)
 - b. Updated Reserve Study Bids
A motion was made to approve the Association Reserve bid for a reserve study update. The motion was seconded. All in favor. Motion carried. (Golembiewski/Oberman)
 - c. Way Family Church Park Event Request
A motion was made to approve the church's request for the event. The motion was seconded. All in favor. Motion carried. (Oberman/Medina)

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- d. Variance Request from Lot RV-066
A motion was made to deny the variance request to allow the homeowner to park on the street which blocks his driveway. The motion was seconded. Vote 3 For 1 Abstained. Motion carried. (Golembiewski/Oberman)
- e. Gaby mentioned the city-owned trash bin is still located at the basketball park on Fairy Duster and Parsnip. Amanda will take action to get it removed.

VIII. Homeowner Forum- the floor was opened to homeowner comments.

IX. Next Board Meeting Date –Tuesday, May 23, 2022, 6:00 PM Zoom Meeting Id 838 3396 9093

X. Adjournment – There being no further business, the meeting was adjourned at 6:45 PM
(Golembiewski/Oberman)

Respectfully submitted,

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