

**TOWNHOUSE VI HOMEOWNERS ASSOCIATION
BOARD MEETING**

Wednesday, February 4, 2026

GVR Las Campanas Center, Ironwood Room

Approved by GV Townhouse VI Board of Directors, March 4, 2026

WELCOME AND INTRODUCTION – Mark Spence – President

- Mark welcomed the Board members and residents. The meeting was called to order at 2:08 PM - an 8 - minute delay beyond the scheduled starting time. The delay resulted from a technical issue with operating video conferencing equipment, which permits Board members and residents to participate remotely.
- Eight Board members were present. Ten residents attended the meeting.

ROLL CALL – Pat O’Leary – Secretary

- The following Board members were present in person:
Sharon Gaipman (2027)
Mark Spence (2027)
Kathleen Edwards (2028)
Margaret (Peggy) O’Leary (2028)
Rick Oliveira (2028)
Sandy Cooney (2029)
Jerry Deno (2029)
Pat O’Leary (2029)

Yvonne Morris (2027) was absent

APPROVAL OF THE DECEMBER 10, 2025 BOARD MEETING MINUTES

- Pat O’Leary had previously distributed a copy of the December 10, 2025 Meeting Minutes to the Board members.

MOTION: To approve the December 10, 2025 Board Meeting Minutes

Made by Pat O’Leary

Seconded by Sharon Gaipman

Approved unanimously

APPROVAL OF THE AGENDA

- The Agenda was approved by a voice vote of the Board

ELECTION OF 2026 BOARD OFFICERS AND APPROVAL OF COMMITTEE CHAIR PERSONS AND MEMBERS

- The current officers were proposed to continue in their current positions
Mark Spence – President
Yvonne Morris – Vice President
Sandy Cooney – Treasurer
Pat O’Leary – Secretary
- **MOTION:** To approve the election of the above name individuals as Officers for 2026
Made by Sharon Gaipman
Seconded by Peggy O’Leary
Approved unanimously
- Mark provided a proposed slate of 2026 Committee Chair Persons and Members, which is attached. The Chair Persons are the same as appearing on the website except that Jackie Means will replace Bill Stephenson as the Nominating Committee Chair Person.
- **MOTION:** To approve the attached slate of Committee Chair Persons and Members
Made by Peggy O’Leary
Seconded by Sharon Gaipman
Approved unanimously

OFFICERS’ REPORTS

President – Mark Spence

Mark provided the following summary from the recent Green Valley Council (GVC) Presidents Forum

- In late March and/or early April, GVC will sponsor a dumpster which GVC members can use to dispose of buffelgrass
- The Freeport – McMoran Mine will donate \$20,000 to GVC for use in promoting wildlife and invasive species mitigation efforts.
- On March 6, 2026, an informational meeting on invasive species will be held at the Canoa Ranch. University of Arizona and Tucson Desert Museum representatives will provide training on “polygon mapping” for use in identifying areas for remediation.
- In the Fall of 2026, GVC will host a Roads Forum to especially discuss technical issues

- GVC is looking for suggestions for voting locations since Green Valley Recreation (GVR) facilities will no longer be available. The Community Performing Arts Center (CPAC) will probably be one location since it is Pima Co. property.

Vice President – Yvonne Morris

No Report

Treasurer – Sandy Cooney

January 2026 Financial Statement: The HOA has now collected all of the 2026 dues payments. Six payments were received after the bank closed on Friday, January 30, 2026 and were deposited in February. The HOA has also received \$600 in landscaping donations. Expenses paid so far include the HOA’s annual GVC dues of \$1,260, the cost of a stair railing on the steps near the Los Opalos and Los Topacios intersection, and the annual storage facility rental fee. Sandy transferred the 2026 Reserve Fund allocation and expensed the prepaid website expenses.

Proposed Financial investment: The Certificate of Deposit (CD), which the HOA purchased at Edward Jones for \$21,000 on April 17, 2025 for the HOA’s Reserve Fund account, had a feature allowing the issuing bank, JP Morgan Chase, to call the CD prior to its May 15, 2026 maturity date. The bank exercised this right on January 28, 2026 and paid the HOA the \$21,000, plus \$682 interest at the agreed upon rate of 4.25%. Sandy proposed investing these funds, plus \$20,000 from the HOA’s Reserve Fund allocation, in a high yield money market fund through Edward Jones. The fund is currently paying 3.75% interest. This interest rate can vary with interest rate changes made by the Federal Reserve Board. Funds can be withdrawn at any time with 24 hours - notice. Sandy also asked for approval to invest future Reserve Fund interest income and proceeds from other Reserve Fund CD maturities in this money market fund. This will provide the HOA with flexibility to match fund withdrawals to the timing of the road resealing project. The money market fund is called the DWS Government and Agency Securities Portfolio. For full disclosure, the proceeds from the called CD were invested in the fund on January 28, 2026 with knowledge that the funds could be withdrawn and transferred at any time.

MOTION: To invest the proceeds of \$21,682 from the former JP Morgan Chase CD and \$20,000 from the HOA’s 2026 Reserve Fund allocation in the DWS Government and Agency Securities Portfolio at Edward Jones and to authorize the Treasurer to invest future Reserve Fund income and proceeds from maturing CDs in the DWS Government and Agency Securities Portfolio.

Made by Sandy Cooney

Seconded by Jerry Deno

Approved unanimously

Unspent 2025 Funds: The HOA had around \$1200 in Maintenance and Improvement money, which was budgeted for spending in 2025 but was not spent.

MOTION: To approve spending the unspent 2025 Maintenance and Improvement money in 2026.

Made by Sandy Cooney

Seconded by Peggy O’Leary

Approved unanimously

Secretary – Pat O’Leary

No report

COMMITTEE REPORTS

Architectural Review Committee – Kathleen Edwards – Chair Person

The results of the Architectural Review Committee’s (ARC) biennial HOA home survey are “winding up” and homeowners can expect to be notified of any non – compliance issues no later than the end of March. Homeowners will have 6 months from the notification date to correct any compliance issues with their property. They are required to file an ARC request prior to beginning work for any corrective action, except for painting mail boxes and/or posts. If an owner needs additional time, requests for such will be considered on a case – by – case basis. To support a request for additional time, owners must have started corrective action or have a written project timeline from the person, who will complete the work.

Landscape Committee – Bob Laux Bachand – Chair Person

The Landscape crew has had an excellent turnout for its weekly sessions in the Townhouse VI Common Area. On February 3, 2026, 16 volunteers, two of whom were guests in the community, took part.

Most of the crew recently concentrated their efforts on Calle de Alegria, first working east to west and later moving east from the far end of Calle de Alegria. Other teams have removed a great deal of brush and dead vegetation in the area behind Los Diamantes and in the area along the west side of Los Diamantes. In the February 3, 2026 session, Gary Allan, operating the HOA’s gas – powered pole saw, was able to finish major trimming of a large mesquite tree, which closely borders a home on Los Topacios.

The HOA is due for its next debris pile pickup, which may include some incidental aerial work on the aforementioned Los Topacios large Mesquite tree. The landscape crew continues to focus on pedestrian and vehicle safety, clearing utility obstructions, fire safety, habitat protection and general improvements to the appearance of the roadside areas.

Bob also expressed the Committee’s appreciation to Gill and Mark Batterman for hosting a social gathering for landscape crew volunteers and their spouses in January. These events help sustain the community

Erosion Control Committee – Bill Stephenson – Chair Person

Bill reiterated some of the points previously made by Sandy Cooney regarding the unspent 2025 Maintenance and Improvement money. Such funds had been budgeted to be spent in December on two projects. One project was to install a hand rail on the recently completed cement steps at the corner of Los Opalos and Los Topacios. The hand rail was installed in January 2026 at a cost of \$650. The other project involved spending \$500 for rock to spread over the Placita Topa cul – de – sac embankment to prevent further erosion. The rock has been ordered and was delivered during the week of February 3. Bill and other volunteers have spread the rock to cover the embankment.

These two projects had to be carried over to 2026 because of delays caused by the holidays and the time needed to interview and receive bids from contractors. Bill endorsed Sandy's earlier Motion to spend the unspent 2025 Maintenance and improvement project money in 2026.

Roads Committee – Jerry Deno – Chair Person

The Committee plans to obtain a bid in February 2026 for resealing the community's roads. The bid should list the cost for resealing Calle de Alegria separately since Townhouse IV will reimburse Townhouse VI for 50% of the cost for that road. The actual work will probably be delayed until September. The Board members agreed that Jerry should proceed to obtain the road resealing bid.

Social Committee – Sharon Gaipman – Chair Person

Sharon discussed some of the Committee's recent events and plans for future events:

- January 28, 2026 Pizza Party at Las Campanas. About 60 people attended. The Committee learned from previous years' pizza parties how to avoid some problems this year.
- February 14, 2026 a chili cookoff is planned.
- March 2026 catered dinner. The Committee is looking for some caterers. If anyone knows of any caterers, please notify the Committee.
- February 10, 2026 Ladies monthly luncheon at Wisdom Café near Tubac.
- February 19, 2026 thirsty Thursday gathering at the north end of Los Opalos.

Welcome Committee – Gill Batterman – Chair Person

No report

Nominating Committee – Jackie Means – Chair Person

No Report

Financial Review Committee – Sharon Deno – Chair Person

On behalf of his wife, Sharon Deno, Jerry Deno advised that the Committee had no report

Green Valley Council – Sharon Gaipman – Board Representative

The GVC plans to submit a petition to the state legislature requesting action to eliminate or reduce the opportunity to perpetrate real property title fraud. She would like as many Townhouse VI owners as possible to sign such a petition.

MOTION: To direct Sharon Gaipman, Jackie Means, the HOA's Communications Manager, and Donna Coon, the HOA's website manager, to formulate a plan to publicize GVC's real property title fraud petition so as to maximize the number of Townhouse VI signers. **ACTION ITEM**

Made by Sharon Gaipman

Seconded by Pat O'Leary

Approved unanimously

UNFINISHED BUSINESS

Board Projects

- Board Review And Hearings Policy – Pat O'Leary. The draft Policy still requires further review and coordination with the community. **ACTION ITEM**
- Review and Updating Townhouse VI's Covenants, Conditions and Restrictions (CC&Rs) – Mark Spence; This project was triggered by the state's enactment of SB 1378, which revised the law on displaying political flags and signs. As a result of SB 1378, the Townhouse VI political flags and signs display provisions are now inconsistent with the state's law. Since state law takes precedence, Townhouse VI should revise the CC&Rs' conflicting provisions. Mark invited volunteers to join in the revision process.

The Board and some homeowners discussed whether the CC&Rs revision project should be limited to just addressing the political flags and signs issue or should the project be broader in scope. If the project is limited, can the CC&Rs simply be revised by something like a one - page amendment? Mark planned to look into this topic. **ACTION ITEM**

- Titan Trash Contract - Mark Spence, Peggy O'Leary, and Pat O'Leary. Mark started the discussion by noting that he had contacted Titan Recycle and Trash's (Titan) President, who provided him with a copy of a 2024 contract between Titan and Encanto Estates,

another HOA. The Encanto homeowners are paying \$66 per quarter, compared to the current Townhouse VI homeowners' charges of \$61 per quarter.

Mark had circulated the Encanto contract to Peggy O'Leary and Pat O'Leary. Mark, Peggy, and Pat all noted that the Encanto contract contained some updated and improved language. Nevertheless, some of the current Townhouse VI contract language problems still existed in the Encanto contract. Pat particularly focused on the ambiguity in the Indemnification provision.

The discussion next moved to the timing of when Townhouse VI might seek to negotiate a new contract to revise the language. Pat and Peggy both opined that the Townhouse VI residents could continue to live under the current contract's language since it had been in force for more than 13 years without any problems. Mark also mentioned that he had established a good working relationship with Titan's President when an issue arose over the Tuesday morning's trash collection timing. Consequently, he felt that Townhouse VI could work with Titan in the future if issues developed over the current contract language.

Mark, Peggy, and Pat concluded that their preferred posture was to wait until the window opened in 2028 for negotiating a new contract.

Jerry Deno commented that he would like to renegotiate the current contract to provide for a two – year fixed price. As a basis for renegotiating the contract, Jerry cited to the following language in a page, titled "Contract and Terms", which is appended to the Townhouse VI – Titan October 29, 2012 contract: "These terms may be amended from time to time by written agreement of both parties". Jerry opined that a two – year fixed price contract would benefit the Townhouse VI homeowners by providing certainty as to their trash collection costs over the next two years. Without a two – year fixed price in place, Titan could raise their prices at will over the remainder of the contract. The contract's current term expires on October 29, 2028.

In response to Jerry's proposal, Mark pointed out that Townhouse VI homeowners are currently paying \$61 per quarter compared to the Encanto Estates' trash collection charges of \$66 per quarter. This fact serves as a disincentive to enter into revised price negotiations, which might result in a significant future year's price increase. Peggy quoted the following contract language in response to Jerry's argument that Titan can raise prices any time: "TRT [i.e. Titan] may increase the charges to account for the following: Increase in disposal, fuel transportation increases, changes in local, state or federal laws or regulations, and acts of God." In conclusion, Peggy asserted that Titan does not have unlimited rights to increase its fees. Rather fee increases must be predicated on one of the contract's stated bases.

MOTION: Beginning in June 2028, the HOA Board is directed to review the then current trash collection situation and decide whether to seek to renegotiate the Titan trash

contract by sending a letter to Titan prior to the current contract's 90 – day deadline for providing a termination notice of the contract. The current contract's expiration date is October 29, 2028. 90 days prior thereto will be July 31, 2028. **ACTION ITEM**

Made by Mark Spence

Seconded by Sandy Cooney

Passed 8 – 1 with Jerry Deno abstaining.

Common Area Maintenance /Improvement Projects

- Fire Wise Certification: Jerry Deno had invited John McGee, a Green Valley Community Emergency Response Team (CERT) member, to make a presentation on fire safety and obtaining a Fire Wise certification at the January 21, 2026 Annual Meeting, As the next step in the certification process, Jerry proposed inviting John to review the Townhouse VI common area and recommend actions for reducing wild fire risks that would be necessary to obtain a Fire Wise certification..

An extensive discussion followed as to whether the HOA should pursue obtaining a Fire Wise certification. On the one hand, making the recommended changes to the community's vegetation would likely reduce the wild fire risks. On the other hand, opponents asserted that the financial and environmental costs might not be worth the certification. Mark Spence mentioned that representatives from other HOAs, which are Fire Wise certified, remarked that the certification did not result in reduced homeowners' insurance premiums. Bob Laux Bachand stated that he talked with John McGee, who advised that a lot of work is required to obtain the certification.

The discussion ended with several people agreeing the real threat to Townhouse VI would occur if a major wild fire engulfed a large portion of Green Valley. Townhouse VI can mitigate some of this community's specific risks by regular common area maintenance. The Landscape Committee's winter weekly cleanup and removal of dead vegetation, which reduces the amount of so – called "ladder fuel", is a good step in that direction. As necessary, the Landscape Committee can also work with Pima Co. to remove any particular fire hazards from the arroyo on the community's southern border.

NEW BUSINESS

Fiber Optic Internet

- Historically, Cox Communications has provided landline internet service to Townhouse VI residents. Presumably, Cox does so by using copper cable. However, fiber optic cable options are becoming available in Green Valley. Mark Spence and Jerry Deno recently attended a GVC Forum where three new internet service providers (ISPs) detailed plans

to offer fiber optic cable internet service in Green Valley. Mark and Jerry described the plans as follows:

In Townhouse VI, the ISPs would lay primary underground cables alongside the existing utility easements in the HOA. The HOA would be requested to provide permission for access to the HOA's utility easements for the cables. The primary cables would then be connected by feeder cables along existing utility easements to junction box hubs located throughout the common area. Homes of residents would be connected to the nearest hub by an individual underground cable if and when they decide to subscribe to the ISP's service. This process would not result in any road damage because the cable laying equipment can tunnel underneath and beside the asphalt.

At the GVC Forum, three ISP companies made a presentation and pitched their services. Laying cable along La Canada Drive is expected to begin shortly. Mark suggested that the HOA invite WYYERD, a fiber optic ISP, to explain its product at a future Board meeting. Jerry emphasized that homeowners should do nothing before reading the ISP's informational mailing. **ACTION ITEM**

Speeding On Los Topacios

- Sharon Gaipman introduced this topic by commenting on several recent experiences, which she encountered with speeding cars on Los Topacios, as she tried to turn left onto that street from the north side of Los Opalos. Because vehicles traveling from the northern end of Los Topacios encounter a curve, which obscures the Los Opalos intersection, Sharon had very little time to react to fast traveling vehicles when trying to turn left onto Los Topacios. She urged the HOA to do something

In the succeeding discussion, several commenters noted that, in surveys and public meetings, the residents had previously opposed erecting speed bumps anywhere in the community. As an alternative, Mark Spence suggested using a portable speed indicator to remind drivers of the 15 mph speed limit and collect data on traffic volumes and speeds. Mark stated that GVC has such equipment, which member HOAs can borrow for a period of a few weeks. He recommended placing it near the northern approach to the Los Topacios curve. **ACTION ITEM**

Since Townhouse VI residents have observed that much of the Los Topacios traffic emanates from Townhouse IV, several commenters suggested urging the Townhouse IV President to ask drivers either not to use Los Topacios or reduce their speed when so doing. Mark stated that he would send such a letter or e-mail to the Townhouse IV President. **ACTION ITEM**

RECOGNITION

- Sandy Cooney for excellence in maintaining the HOA's financial records

- Jackie Means for diligently sending the community – wide communications
- The entire Board for doing a great job managing the HOA

MOTION: To adjourn at 3:55 PM

Made by Pat O’Leary

Seconded by Sandy Cooney

Passed unanimously

ACTION ITEMS – FEBRUARY 4, 2026 MEETING

ACTION ITEM	RESPONSIBLE PERSON	STATUS
Meet with Jackie Means and Donna Coon to develop a plan to publicize the GVC’s real property title fraud petition	Sharon Gaipman	Open
Preparing a Board Review and Hearings Policy	Pat O’Leary	Pending further review of previous comments and consultation with residents
Organizing a volunteer group to review the CC&Rs for changes to bring the CC&Rs into conformity with recent state law changes and possible other revisions	Mark Spence	Pending meetings to discuss with volunteers the approach to be taken with respect to revising the CC&Rs
Titan trash contract – calendaring for June 2028 possible renegotiation of the contract	Mark Spence	Open
Issuing an invitation to one or more new fiber optic internet service providers to make a presentation at a future HOA Board meeting	Mark Spence	Open
Discussing with GVC the use of one of its speed	Mark Spence	Open

indicators on Los Topacios for a limited time		
Sending a letter or e-mail to the Townhouse IV President urging Townhouse IV residents not to drive on Los Topacios in order to access La Canada Drive	Mark Spence	Done

2026 Proposed Slate of Board Officers

President – Mark Spence
Vice President – Yvonne Morris
Treasurer – Sandy Cooney
Secretary – Pat O'Leary

Proposed Slate of Committee Chairs and Members

Architecture – **Leen Edwards** (Yvonne Morris, Dan Schmitt)
Social – **Sharon Gaipman** (Fran Chapman, Jane O'Leary, Stephanie Spence, Janet Woessner, Sharon Olson)
Landscape – **Bob Laux Bachand** (Rick Oliveira (*Board liaison*), Jane O'Leary, Ernie Stelzer, Toby Armstrong)
Erosion Control – **Bill Stephenson** (Mark Batterman, Andy Savarese)
Roads – **Jerry Deno** (Bill Stephenson, Mark Spence, Mike Rantz)
Welcome – **Gill Batterman** (Leen Edwards, Sharon Deno, Marilyn Oliveria, Linda Bennett)
Nominating – **Jackie Means** (Dan Thompson, Yvonne Morris (*Board liaison*), Sharon Gaipman, Bill Stephenson)
Financial Review – **Sharon Deno** (Eva Hunt, Judy Savarese, Peggy O'Leary (*Board liaison*))
GVC Representative – **Sharon Gaipman** (alternate: Gill Batterman)