

Advisory Board Meeting Agenda
Green Valley Estate Common Area Trust 6/29/88
November 5, 2025

1. Cash Balance – as of October 31, 2025, the cash balance is \$246,134.55.

2. Maintenance Fee 2025.

- Fees were slightly decreased in 2025. Fees are now \$200 per year; \$175 at discount; \$225 if late.
- We billed \$120,000 at the \$200 rate and we received a large response during the discount period. We have collected \$116,175.00 to date for 2025 Fees as of October 31, 2025. Most of the payments we received were at the discount rate.
- There are approximately 18 homeowners that have not paid their 2025 dues as of October 31, 2025. We will send out final notices in November, whatever we don't collect will be taken to the DJ for processing.

3. Prior Year Maintenance Fees.

- There is \$2,429.64 in outstanding prior year fees to be collected, 4 homeowners still need to pay the prior year fees. These homes owners have a lien placed on their property.

4. Real Estate Taxes have been received and paid in full for the year 2025 at the discount rate. Total taxes paid for 2025 are \$1,147.

5. Projects to be completed for 2026:

- Placement of the cement benches. Thank you, Sal and David Hinkle, for coordinating this project.
- Seal coating and crack filling of the walkway.
- Replacement of the basketball rim at the Grande Blvd playground. – Keystone Staff
- Signage replaced at the Pacific Ave playground

6. There is no representation of the following phases:

2

9A

10

7. Websites for playground equipment:

www.americanparkscompany.com

www.playworld.com

8. Budget 2026:

- a. Keep fees at \$200
- b. \$175 – discount - Dec 1 – Feb 28th
- c. \$200 – Flat rate – March 1 – May 31st
- d. \$225 – late – June 1st – December 31st

9. Any new issues or projects for 2026 that you would like to have completed?

- 2026 landscaping projects (in budget)
 - Level stump grinding and remove any boulders or hazards from brush cutting area - \$3,800
 - New Rip Rock installed – Summer 2026 - \$2,800
 - Annual vegetation spraying – late summer 2026 - \$2,500
- Old Bench Replacement (cement and wood) – wood deteriorated and broken. Bids obtained to replace with composite - \$7,356 vs replacing with pressure treated lumber - \$3,800.

10. Zoning Board Hearing Notice – 130 Connecticut Ave

