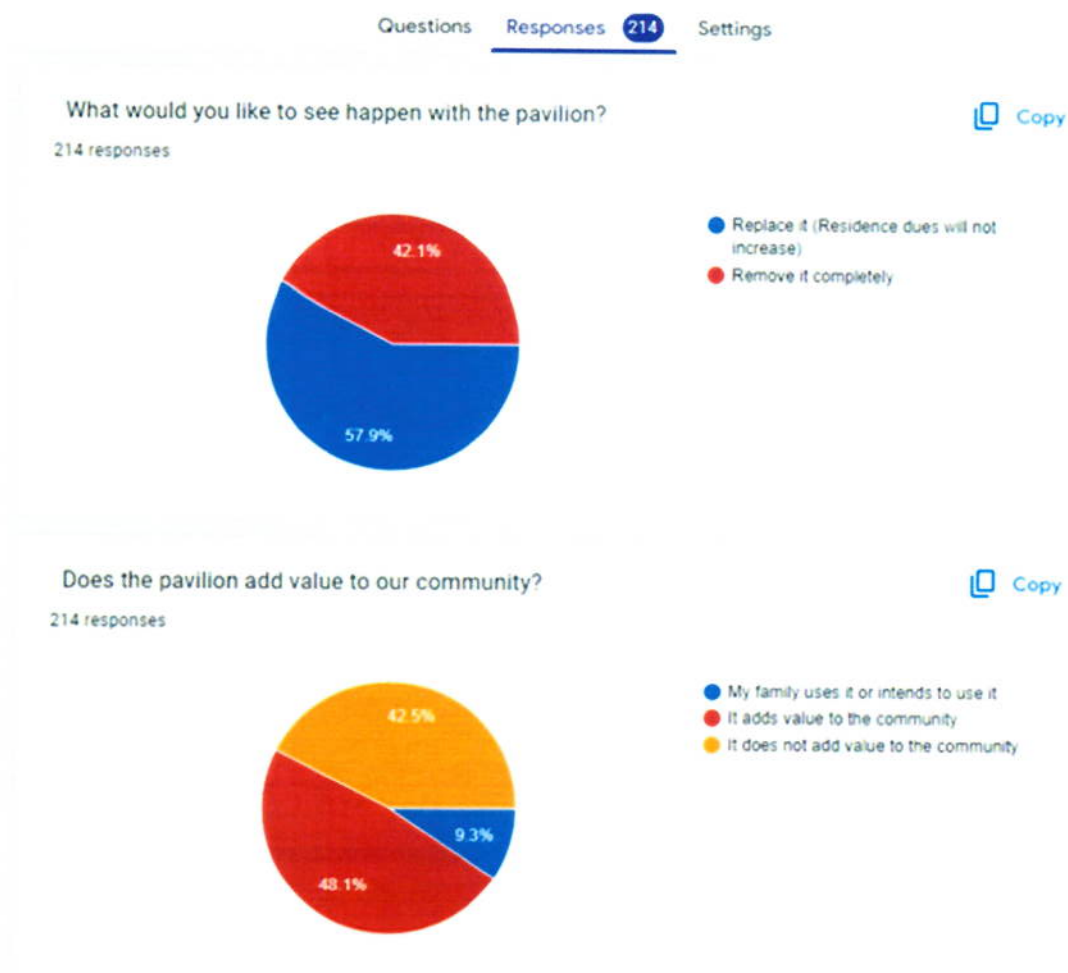


Advisory Board Meeting Agenda
Green Valley Estate Common Area Trust 6/29/88
October 23, 2023

1. Cash Balance – as of September 30, 2023, the cash balance is \$172,185.17.
2. Maintenance Fee 2023.
 - Fees remain the same for 2023 at \$225.
 - We billed \$134,975 at the \$225 rate and we received a large response during the discount period. We have collected \$117,350 to date for 2023 Fees. Most of the payments we received were at the discounted rate.
 - There is \$5,375 in outstanding 2023 fees to be collected, 22 homeowners that still need to pay the 2023.
 - November 1st notices that the account will be taken to the District Justice will go out if not paid in full.
3. Prior Year Maintenance Fees.
 - We have \$4,175.56 that have not paid their past due prior year fees; this includes 2015 – 2022.
4. County Real Estate Taxes have been received and paid in full for the 2023 year. Taxes for the County were \$347. School Taxes were \$711.
5. Projects completed for 2023:
 - Repairs made to the walking path from storm damage - \$2,300 – removed 50' x 7' damaged asphalt on southeast side of bridge; replaced with fine grade and compact stone base, placed 2.5" of compacted asphalt; placed completed asphalt on northeast side of the bridge to fortify asphalt edge.
6. Nikki Roman-Cruz has resigned from the Board. Her home is for sale and she will be moving out of the Development, mid-November.
7. There is no representation of the following phases:
 - 9A
 - 10
 - 11

Danielle will send out an email to homeowners in those phases looking for volunteers to serve on the Board.

8. Pavilion Survey Results are as follows:



All addresses and homeowners were verified by Danielle to ensure the homeowners were all from Green Valley and are current homeowners. We had a 35% total response rate.

9. 2024 Budget Discussion and approval.

10. 2024 Fees – will the fee schedule remain the same?

- \$200 – December 1 – February 28th
- \$225 – March 1 – May 31st
- \$250 – June 1st

11. Setting up a Reserve Account for the future.

12. Replacement of equipment at the Grande Blvd Playground (tabled from the April 2023 meeting)

- High swings dangerous for toddlers
- Add equipment for disabled children, swing for older children and adults with disabilities.
- Painting of basketball courts, padding for basketball posts
- Equipment for toddlers

13. During July's destructive rainstorm home on Hill Terrace got water in the basement. Water was raging near the swale and water got in the basement. Issue with the swale needs to be revisited.

14. NAI/Keystone Management Fee.