

Advisory Board Meeting Agenda
Green Valley Estate Common Area Trust 6/29/88
April 24, 2024

1. Cash Balance – as of March 31, 2024, the cash balance is \$252,753.51.
2. Maintenance Fee 2024.
 - Fees remain the same for 2024 at \$225.
 - We billed \$135,000 at the \$225 rate and we received a large response during the discount period. We have collected \$108,950 to date for 2024 Fees. Most of the payments we received were at the discounted rate.
 - There is \$13,100 in outstanding 2024 fees to be collected, 58 homeowners that still need to pay the 2024.
 - Civil Complaints for homeowners that owe for multiple years have been filed with the District Justice. We are working on collecting funds for one of the properties that has had funds due to the Trust since 2015. This was an Estate Property, located at 16 Colorado. Property sold at sheriff's sale. We were directed to the appropriate person and put in a claim for payment. We are on the list for payment, so we should be receiving payment in full, from the sale proceeds in the amount of \$1,846.
3. Prior Year Maintenance Fees.
 - We have \$4,095.56 that have not paid their past due prior year fees; this includes 2015 – 2023. Once the Sheriff's sale payment comes through for 16 Colorado, this number will go down to \$2,249.
4. County Real Estate Taxes have been received and paid in full for the 2024 year. Taxes for the County were paid during the discount period at \$371, a 7% increase over 2023. School Taxes will be paid in the discount period in July, approximately \$725.
5. Projects completed for 2024:
 - Pavilion was removed in early January. We have not heard any complaints since its removal.
 - Replacing another backboard and net at the Grande Blvd. playground in the next month. Backboard and net were purchased. We just replaced both backboards and nets at this playground last summer. Backboard and net were damaged and is in need of replacement.
6. Dave Mattes has resigned from the Board as of this March.

7. There is no representation of the following phases:

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

8. 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.
- Equipment for toddlers

9. Any new issues or projects for 2024 that you would like to have completed?