



VVPOA Annual Report 2022-2023 March 2023

The By-Laws require that the VVPOA have an Annual Report at the March General Meeting. All minutes can be reviewed by members for more detailed information. Board minutes can be reviewed upon request.

The VVPOA Board for year 2022 consists of:

President: Patti Greenelch (term ends 3/23)

Vice President: Daisie Ferretti (term ends 3/23)

Treasurer: Ross Ferretti (term ends 3/23)

Secretary: Cheryl Kasdorf (interim) and Jessica Walczak (Jan. 23)

Unit Directors: Unit 1- Pam Morgan (filled Nov. 2021)

Unit 2 – Cheryl Kasdorf (filled Feb. 22)

Unit 3 – Cathy Foley (filled July 2021)

Unit 4 – Dave Allen (resigned)

Unit 5 – Joan Otterson (term ends 3/23)

Unit 6 – Mal Otterson (term ends 3/23)

Unit 7 – David Hoover (Feb. 2022)

Unit 8 – Paul Coleman (resigned)

Membership – Kathleen Green

Maintenance – Bob Senecal

Pond/River – Vacant

Brad Sutton – PR (Dec. 22)

The VVPOA Board met monthly through 2022. General Meetings were held all year except for July and August.

We have listed below a summary of accomplishments to date.

- 2022 is the 50th Anniversary of the forming of the VVPOA. A celebration was held with ice cream and cake. Several residents who have lived in the Verde Villages in the early days spoke at the celebration and answered questions.
- The Executive Committee brought to the attention of the Board and to the General Meeting (and community through the newspaper, website, newsletter) that if we do not see more participation by the community,

the VVPOA may not continue. This year will determine if the VVPOA has the support from residents and members.

- It was decided by the Board to try to sell the “park property” in Unit 7 for income to sustain the VVPOA. Letters were sent to the residents of Unit 7. Less than 100 residents responded to the letter of intention to sell the property. Out of those 87 agreed to the rezoning to sell and 10 disagreed. At the February meeting, several residents living near the property attended the meeting and agreed to join the Association. For now, the decision to sell has been tabled.
- The Daniels resigned as Kitchen manager/staff in January 2022. Valarie Archer took over as Kitchen Manager in February. Dinners were continued on a monthly bases for dine in and take out. Dinners were discontinued in December as Valarie resigned.
- Membership drive was held in February with a discount offered if joining before March 15. Membership was holding at 407.
- Many activities are offered to the community for free. The Ranch Room has offered a yoga class, a writing class, Girl Scout meetings, Tai-chi (from Yavapai County), parenting class and more. The VVPOA, besides offering dinners has sponsored two yard sales, two music events and several bird walks in the Nature Preserve.
- The Nature Conservancy and The Friends of the Verde River have consulted with VVPOA and after preliminary studies have had an architect draw plans for the pond that would reduce the size by a third and add a community park. Due to lack of clear water rights to fill the pond with ditch water, both organizations declined to move further with this plan.
- The VVPOA was informed by letter in June 2022 that the Cottonwood Ditch Association passed a new policy that prohibits the water from the ditch to be used in ponds for aesthetic purposes. This policy was voted on at the Ditch Association’s Annual Meeting in January of 2023. The water will be turned off in January 2025. A pond committee was formed to try to find a solution to keeping the pond filled. The committee could not find anyone to takes notes or lead the committee. Due to the lack of information to share with the VVPOA Board, the committee was dissolved. The VVPOA offered to sign over the deed to the pond to a 501(c)(3) that would be willing to take over the care of the pond. The VVPOA will continue to try to find the best resolution to the pond.
- Hall rental continued to be sparse after covid. The loss of income due to few rentals throughout the first six months of 2022 was very noticeable. Rentals picked up in the last three months and the income much needed.
- The Arizona Hula group continued to meet in our Ranch Room and have contributed with generous donations. They again performed to a sell-out crowd and raised over \$500 for the VVPOA.
- Bingo license was renewed; however, Bingo has not continued through 2022 due to lack of participation by both volunteers and the community.

- Caretaker, Rich Renniger's contract was not renewed in August of 2022. In November Brandon Havens was contracted as the new caregiver.
- The VVPOA did not receive the grant from the Friends of the Verde River for the Nature Preserve. However, the Friends of the Verde continue to support Arundo removal from the other side of the river. Two floods at the end of the summer caused much damage in the Nature Preserve. Large debris piles formed causing the river to push water into the Preserve destroying trails, signs and markers. Volunteer, John Diehl, continues to work in the Preserve, clearing debris. Yavapai County Flood Control has inspected the Preserve and cleared the debris from the culverts at Cayuse and Comanche.
- In June, the VVPOA was notified that a grant written with The Nature Conservancy to Yavapai County for the ARPA (American Rescue Plan Act) was accepted. This Feasibility Study will assess the sewage systems in the Verde Villages and report findings. The study is expected to begin in the fall.
- Supervisor Donna Michaels has continued to support our efforts to make the Verde Villages a safe and valued place to live.
- Pool season opened at the end of May with a Memorial Day Picnic. With volunteer monitors in place, the pool was opened six days a week for seven hours each day. New pool passes were used and seemed to please everyone. Pool closed for the season in September.
- Drive thru Halloween celebration was held at the pond with about 300 + bags of treats handed out to community.
- Discussion regarding possibility of annexation into the City of Cottonwood took place and it was agreed that a few members would meet with the city to check the status of annexation. After a meeting with Scott Ellis, head of zoning and development, it was determined that Cottonwood is not interested in annexation.
- Many repairs were needed. The commercial refrigerators need serviced, the dishwasher needs repaired. The septic and grease pit were cleaned out. The large cottonwood and pecan trees were trimmed. The roof in the Ranch House is leaking and needs repaired.
- The VVPOA website and newsletter continue to provide information to the community.
- A new brochure is being developed to list all the amenities and to circulate through the community.
- As of December 2022 no one has stepped forward to run for President. The current officers have agreed to stay on to ensure that dissolution is properly handled.