

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLEY RANCH METROPOLITAN DISTRICT March 25, 2015

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, March 25, 2015 at the Green Valley Ranch Metropolitan District office, located at 18650 E. 45th Ave. Board President Rose Thomas called the meeting to order at 6:03 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, John Foote, Melissa Guzman, David Neubauer and Alana Willis.

District Delegates Present: Rose Thomas, John Foote, Fred Hales, Fenna Tanner, Yvette Anderson, Sarah Neubauer

District Delegates Not Present with Excused Absences: Toni Palmer, Stephanie Brack, Reuben Espinosa

Homeowners, Residents and Property Managers Present: Oscar Casas, Brent Clayton, Jim Tanner, Mariann Toomey, Erik Gravenson

Others Present: Peggy Ripko – HOA Supervisor

II. PUBLIC COMMENT –

A. Police Report- No Report

B. Homeowners to address the Board

- **Fenna Tanner-** Ms. Tanner gave an update on the status of the GVR Metro District Board.

III. DISTRICT DELEGATE REPORTS- None

- IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** –Mr. Foote, Ms. Brack and Ms. Thomas served as members of the Hearing Committee and will not vote on any issues regarding the Hearing Committee. Ms. Brack and Ms. Thomas serve as members of the Architectural Review Committee and will not vote on any issues regarding the ARC. Ms. Willis is a member of the Social Committee and will not vote on any issues regarding the Social Committee.

V. BOARD MEETING MINUTES APPROVAL –

The minutes from the March 5, 2015 Board meeting were reviewed. Ms. Thomas made a motion, seconded by Ms. Willis, to approve as presented. Motion passed unanimously.

VI. FINANCIAL REVIEW

- A.** The accounts payable were reviewed. Mr. Neubauer made a motion, seconded by Mr. Foote, to approve the accounts payable as presented. Motion passed unanimously.
- B.** The February 2015 financials were reviewed. Ms. Willis made a motion, seconded by Ms. Thomas, to approve the financials as presented. Motion passed unanimously.
- C.** Metro District Financials- The Board reviewed the financials for the HOA accounts in the Metro District budget.

VII. HOA SUPERVISOR'S REPORT

The HOA Supervisor presented an update on the status of the Association.

Action Taken: Ms. Thomas made a motion, seconded by Ms. Willis, to require all committee members to be in good standing with the association, both financially and with no violations that have been confirmed by the Board of Directors. Motion passed unanimously.

VIII. ASSOCIATION BUSINESS

- A. March Hearing Decisions-** Ms. Willis made a motion, seconded by Mr. Neubauer, to approve the decisions as presented. Motion passed.
- B. Write Offs-** Ms. Thomas made a motion, seconded by Ms. Willis, to approve the write offs as presented.
- C. Collections-** The Board reviewed the accounts currently at collections. Ms. Willis made a motion, seconded by Mr. Foote, to close or put cases on hold per the attorney's recommendation. Motion passed unanimously.
- D. Foreclosure-** Ms. Thomas made a motion, seconded by Mr. Neubauer, to approve moving forward with foreclosure on property address 4149 Jebel St. Motion passed unanimously.

IX. HOMEOWNER REQUESTS- The Board reviewed requests from homeowners regarding appeals and extensions. Ms. Willis made a motion, seconded by Ms. Guzamn, to approve the decisions made regarding homeowner requests. Motion passed unanimously.

X. ADJOURNMENT – There being no further business to discuss, and on a motion duly made, seconded and unanimously carried, it was resolved to adjourn the meeting at 7:12 pm.