

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH METROPOLITAN DISTRICT April 24, 2013

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, April 24, 2013 at the Green Valley Ranch Metropolitan District office, located at 18650 E. 45th Ave. Board President Jim Tanner called the meeting to order at 6:08 p.m. A quorum was established with the following Board Members in attendance: Mariann Toomey – Secretary/Treasurer, Toni Palmer – Board Member, Richard Darby- Board Member

Board members absent with approval – Paula McClain, Ardith Duke, Matt Stallman

District Delegates Present: John Foote, Fred Hales, Yvette Anderson, Jen Zerra, Fenna Tanner, Reuben Espinosa, Toni Palmer

District Delegates not present: John Smith, Roger Rohrer, J’Amy McLellan,

Homeowners and Residents Present: Eric Gravenson, Rolinda Pruitt, Gene Luedecke, George Ayilica, Bert Bourgeois

Others Present: Peggy Ripko – HOA Supervisor

Mr. Tanner welcomed those in attendance.

AGENDA APPROVAL –

A motion was made and seconded to approve the agenda. Motion passed unanimously.

II. PUBLIC COMMENT –

- A. Police Report-** None
- B. Homeowners to address the Board -**
- C. General Correspondence** – None

III. DISTRICT DELEGATE REPORTS

- A. District 8-** Jen Zerra from District 8 stated that she is going to send a letter to the homeowners in her District regarding a proposed solar farm, and asked permission from the Board to send letters to two other districts. The Board approved this.

IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES – None.

V. BOARD MEETING MINUTES APPROVAL –

The minutes from the March 27, 2013 Board meeting were reviewed. There were two corrections. Ms. Toomey made a motion, seconded by Ms. Palmer, to approve as amended. Motion passed unanimously.

VI. FINANCIAL REVIEW

- A. The March 2013 Final Financial statements were reviewed by the Board. Ms. Palmer made a motion, seconded by Ms. Toomey, to approve the financials as presented. Motion passed unanimously.
- B. The March 2013 Accounts Payables were reviewed by the Board. Mr. Darby made a motion, seconded by Ms. Toomey, to approve the accounts payable as presented. Motion passed unanimously.

VII. HOA SUPERVISOR’S REPORT

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

VIII. ASSOCIATION BUSINESS

- A. **April Hearing Decisions-** The Board reviewed the April hearing recommendations. A motion was made and seconded to approve as presented. Motion passed unanimously.
- B. **Fee Schedule-** The Board reviewed the updated Fee Schedule. The only change is increasing the fine for trees to equal the rest of the landscaping related violations.
- C. **Returned Mail Policy-** The Board reviewed a policy for how to handle returned mail. Ms. Toomey made a motion, seconded by Mr. Darby, to approve the policy. Motion passed unanimously.
- D. **Green Book Revisions-** Tabled to May meeting.

IX. HOMEOWNER REQUESTS

The Board reviewed requests from homeowners. Number 39 was reviewed as noted below. Ms. Toomey made a motion, seconded by Mr. Darby, to approve the remaining requests as listed below. Motion passed unanimously.

	Address	Name	Violation	Fine	Balance	Notes	Recommendation
1	18823MITCP	Okine	3.67	\$150	\$0	HO states it has been corrected, and he already paid the lien fee.	Cured- Waive fine.
2	19203CHAFP	Merrill	3.54D	\$200	\$0	HO would like the fine waived in light of the water restrictions.	Fine stands.
3	19299-39P	Thomas	3.62	\$1,000	\$0	HO states the issue has been corrected.	Cured- Waive all but \$44 of lien fees.
4	19365ADAKP	Cordova	3.62	\$500	\$0	HO states it will be painted by June 13, 2013.	Extension to June 13, 2013. Waive all but \$22 of lien fees if corrected. \$22 must be paid within 30-days or the extension is not valid.
5	19556-39A	Pagaduan	n/a	n/a	\$284	HO says he moved to Arizona and tried to submit a change of address previously.	Late fee waived; homeowner must pay the remainder.
6	19591-39A	Howlett	3.98	\$200	\$100	HO paid assessment and is asking for the fine and lien to be waived.	Lien fee stands. 3.98 Cured- waive fine and all but \$22 of the lien fee.
7	20102-43A	Lacy	3.62	\$1,500	\$0	HO would like painting fines to be waived. ARC form has been submitted and approved.	HO has until October 11, 2013 to paint. Waive all but \$66 of lien fees if corrected.
8	20403-40P	Robles	3.62, 3.54E	\$1,000	\$0	HO says the house will be painted the week of	3.54E Corrected- waive all but \$22 lien fee.

						4/13.	Extension to May hearing for paint, due to weather.
9	20491-45A	Ayileka	3.54D	\$300	\$0	Violation from 2011. HO states the violation has been corrected.	Cured- waive all but \$22 lien fees.
10	20680SCOTC	Leyva	3.82	\$50	\$0	Violation has been corrected.	Cured- Waive fine.
11	20580-45A	Coleman-Jackson	3.96, 3.54	\$650	\$145	HO states that he was told he didn't have to pay the assessment, and he gave his off-site address to the HOA	Cured- waive all but \$44 of lien fees if past due balance is paid. Both lien fee and balance are due within 30 days.
12	20742-40A	Cruz	3.57	\$300	\$165	HO would like the fine and lien fee she paid refunded as the violation is corrected, with part of the refund going to the past due balance.	Cured- waive fine and all but \$22 of the lien fee. \$165 of refund going to past due balance.
13	20933-44A	Adkins	Multiple	\$4,250	\$0	HO states that he did not know about the violations. His address on the county website was one number off. I encouraged him to attend the meeting.	Homeowner to be invited to May Board meeting.
14	21001-40A	Perkins	3.62	\$300	\$0	HO would like the fine and lien fee to be waived once the painting is complete. She would also like the Board to consider her second choice on her ARC form.	Homeowner asked to re-submit ARC form by May meeting.
15	21186-45A	Knudsen	3.96	\$150	\$0	HO has had issues with management, etc.	Cured- waive all but \$22 of lien fee.
16	21498-41P	Harris	3.82	\$50	\$0	HO says the violation has been addressed	Cured- waive fine.
17	21535-39A	Wolde	3.54D	\$300	\$0	Violation is from 2011. HO would like the lien fee waived if she pays the fine.	Fine and all but \$22 of the lien fee waived.
18	4118GIBRS	Parker	3.62	\$300	\$234	HO did not realize that the assessment had to be paid for the previous extension to be valid.	Waive all but \$22 of lien fee once house has been painted and past due balance has been paid.
19	4128ANDEW	Trail	n/a	n/a	\$274	HO would like the lien fee to be waived once the assessment is paid.	Lien fee stands.
20	4318ANDES	Joshua	3.96	\$50	\$160	HO has not paid assessments from 2007 & 2008.	To be written off to bad debt.
21	4373FLANS	Mainwal	3.57	\$300	\$0	HO says the garage door has been repaired.	Cured- waive all but \$22 of the lien fee.

22	4552BISCS	Hall	3.62	3.54, 3.62	\$0	\$300 for yard, the rest for painting.	Waive all but \$22 of the lien fee when the painting is done. Fine for landscaping in suspension until end of drought.
23	4558MALTS	Jones	3.54, 3.62	\$600	\$0	HO would like fines and lien fees to be removed, and an extension to September 30, 2013.	3.54 cured- waive all but \$22 of the lien fee. Extension to September 30, 2013 for the paint. Waive all but \$22 lien fees when painting is done.
24	4591BISCS	Jones	Various	\$300	\$0	HO would like legal fees waived.	Legal fees waived.
25	20105-41A	Esparza	3.62	n/a	n/a	HO would like more time	Extension to May 15, 2013
26	20783-44A	Holdredge	3.62	n/a	n/a	HO would like more time.	ARC form by May meeting, one year from date of approval to paint
27	20913-44A	Murry	3.62	n/a	n/a	HO would like more time	Extension to October 10, 2013
28	21125-44A	Rickert	3.62	n/a	n/a	HO just has to do touch ups. Would like more time.	Extension to October 24, 2013
29	21205-42A	Gomez	3.62	n/a	n/a	HO would like more time	Extension to June 1, 2013
30	3900ODESS	Marquez	3.62	n/a	n/a	HO would like more time	Extension to May 1, 2014
31	3993JERIC	Alpha 1	3.62	n/a	n/a	HO would like more time	Extension to July 1, 2013
32	4073JPPTS	Howard	3.62	n/a	n/a	HO would like more time	ARC form by May meeting, one year from date of approval to paint
33	4191ENSES	Wilcox	3.62	n/a	n/a	HO would like more time	Extension to July 31, 2013
34	4341LIVES	Little	3.62	n/a	n/a	HO would like more time	ARC form by May meeting, one year from date of approval to paint
35	4336IRANS	Bourgeois	3.57	n/a	n/a	HO would like more time	Extension to July 31, 2013
36	4366NETHS	Martinez	3.62	n/a	n/a	HO would like more time	Extension to Jun 1, 2013
37	4515GENOS	Vasquex	3.62	n/a	n/a	HO would like more time	Extension to June 1, 2013
38	4566ARGOS	Ashenfelter	3.57	n/a	n/a	HO would like more time	Extension to July 1, 2013
39	20299ANDRP	Luedecke	3.70	n/a	n/a	HO would like to be able to keep his boat behind his fence.	Ms. Palmer made a motion, seconded by Ms. Toomey, to suspend pending review of the Green Book. Motion failed with Ms. Palmer and Ms. Toomey in favor and Mr. Tanner and Mr. Darby opposed. Mr. Darby made a motion to make the boat be moved. Motion died due to lack of second. Tabled to May meeting.
40	4148ORLES	Martinez	3.49	n/a	n/a	HO says that oil stains cannot be removed	HO will receive letter with suggestions to remove the stains.
41	4092ORLES	Ramirez	3.62	n/a	n/a	HO would like to keep his paint color.	Base color will be allowed if the trim is painted

							white within 90-days.
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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 8:00 pm.

Signature on File
Mariann Toomey, Secretary