

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH METROPOLITAN DISTRICT April 23, 2014

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, March 26, 2014 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: Jim Tanner- President, Mariann Toomey – Secretary/Treasurer, John Foote- Board Member, Toni Palmer – Board Member, Sarah Neubauer- Board Member, Jennifer Zerra- Board Member.

District Delegates Present: Fred Hales, Stephanie Brack, Reuben Espinosa, Fenna Tanner, Jennifer Zerra, Sarah Neubauer, John Foote, Toni Palmer,

District Delegates not present: Yvette Anderson, John Smith, Glenda O’Bryant, Johnathan Miles,

Homeowners, Residents and Property Managers Present: Gigi Boniface, Shelli Brown, Eric Gravenson, Paula McClain, Rose Thomas, Cenythia Green

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-** No report was made.
- B. **Homeowners to address the Board** – None.
- C. **General Correspondence** – None.

III. DISTRICT DELEGATE REPORTS-

- A. District 12- Mr. Foote asked for clarification regarding paint colors and other items that had been mentioned on the Citizen’s Advisory Board Facebook page.

IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES –Mr. Foote and Ms. Zerra are members of the Hearing Committee and will not be voting on any matters relating to the Hearing Committee.

V. BOARD MEETING MINUTES APPROVAL –

The minutes from the March 26 2014 Board meeting were reviewed. There was one correction. Ms. Toomey made a motion, seconded by Ms. Neubauer, to approve as amended. Motion passed unanimously.

VI. FINANCIAL REVIEW

- A. The March 2014 financials were reviewed. Ms. Neubauer made a motion, seconded by Ms. Toomey, to approve the financials 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. **Officer Elections-** A motion was made and seconded to appoint John Foote as the Vice-President of the Board. Motion passed. The Board discussed filling the vacant position on the Board. Ms. Toomey made a motion, seconded by Ms. Neubauer, to wait 60 days to fill the vacancy. Motion passed unanimously.
- B. **April Hearing Decisions-** The Board reviewed the April hearing recommendations. A motion was made and seconded to approve as presented. Motion passed with three in favor and Mr. Foote and Ms. Zerra abstaining.
- C. **Write Offs-** The Board reviewed proposed write-offs. Ms. Palmer made a motion, seconded by Ms. Foote, to approve as presented. Motion passed unanimously.
- D. **Recruitment-** Ms. Green discussed options for recruiting new members of committees.
- E. **Homeowner Appointment to Committees-** Ms. Neubauer made a motion, seconded by Ms. Toomey, to appoint Stephanie Brack to the Architectural Review Committee and the Hearing Committee. Motion passed unanimously.
- F. **Sheds-** Mr. Foote made a motion, seconded by Ms. Toomey, to allow sheds other than wood in the community. Motion passed with four in favor and Ms. Zerra and Ms. Neubauer opposed. Further discussion regarding sheds was tabled pending more information.
- G. **Green Book Updates-** The Board reviewed suggested changes to the Green Book in Sections 3.99, 3.106, and 3.4. Ms. Palmer made a motion, seconded by Mr. Foote, to approve the changes. Motion passed with five in favor and Ms. Zerra abstaining.
- H. **Accent Color Recommendation-** The Board reviewed a recommendation to allow accent colors in other locations than recommended by the Paint Committee. The Board agreed to keep the accent rules as recommended by the Committee.

- IX. HOMEOWNER REQUESTS-** The Board reviewed requests from homeowners regarding appeals and extensions. Mr. Foote made a motion, seconded by Ms. Toomey, 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 9:10 pm.