

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH METROPOLITAN DISTRICT August 27, 2014

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, August 27, 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 6:02 p.m. A quorum was established with the following Board Members in attendance: Jim Tanner- President, Mariann Toomey – Secretary/Treasurer, John Foote- Vice-President, Rose Thomas- Board Member, Sarah Neubauer- Board Member

Board members Toni Palmer had excused absences.

District Delegates Present: Sarah Neubauer, John Foote, Reuben Espinosa

District Delegates Not Present with Excused Absences: Yvette Anderson, Fred Hales, Fenna Tanner, Toni Palmer, Stephanie Brack

Homeowners, Residents and Property Managers Present: Eric Gravenson, David Neubauer, Barry & Shirley Offerson, Rob Dessureau, Derek Savage

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-** DPD Commander Les Perry and Lt. Robert Wyckoff were present to discuss crime statistics in the area.
 - B. Homeowners to address the Board-** None
 - C. General Correspondence** – None.
- III. DISTRICT DELEGATE REPORTS-** None
- IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** –Mr. Foote and Ms. Thomas served as members of the Hearing Committee.
- V. BOARD MEETING MINUTES APPROVAL** –
- The minutes from the July 23, 2014 Board meeting were reviewed. There were two corrections. Ms. Thomas made a motion, seconded by Ms. Neubauer, to approve as amended. Motion passed unanimously.
- VI. FINANCIAL REVIEW**

- A. The August 2014 financials were reviewed. Ms. Toomey made a motion, seconded by Ms. Neubauer, to approve the financials as presented. Motion passed unanimously.
- B. The August 2014 accounts payable were reviewed. Mr. Foote made a motion, seconded by Ms. Thomas, 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. **Board Member Vacancy-** The HOA Supervisor stated that Jennifer Zerra had resigned her position on the Board. Ms. Thomas made a motion, seconded by Ms. Neubauer, to appoint Stephanie Brack to fulfill the remainder of her term which will expire at the Annual Meeting in 2015. Motion passed unanimously.
- B. **Board Member Statement-** Ms. Toomey thanked those Board members, committee members and HOA/District staff members who volunteered their time to make GVR Days a success.
- C. **August Hearing Decisions-** The Board reviewed the Hearing Recommendations for the August Hearing. Ms. Neubauer made a motion, seconded by Ms. Toomey, to approve as presented. Motion passed with four in favor and Mr. Foote and Ms. Thomas abstaining.
- D. **Covenant Enforcement Lawsuit Recommendations-** The Board reviewed the recommendations for covenant enforcement lawsuits. Ms. Neubauer made a motion, seconded by Ms. Toomey, to refer fourteen (14) homes for covenant enforcement lawsuits. Motion passed unanimously.
- E. **Write Offs-** The Board reviewed the proposed write-offs. Mr. Foote made a motion, seconded by Ms. Toomey, to approve the write offs as presented. Motion passed unanimously.
- F. **Committees-** The Board discussed the reconvening of the Residential Paint Committee and the Green Book Committee. Mr. Foote made a motion, seconded by Ms. Thomas, to appoint the following homeowners to the committees. Motion passed unanimously.
 - 1) **Residential Paint Committee-** Paula McClain, Eric Gravenson, Cenythia Green, Gigi Boniface, Rose Thomas, David Neubauer, Eric Quarrell
 - 2) **Green Book Committee-** Eric Gravenson, Gigi Boniface, Rose Thomas, Jim Tanner, David Neubauer, Bert Bourgeois.
- G. **Committee Appointment-** Mr. Foote made a motion, seconded by Ms. Toomey, to appoint Maryann Roth to the Hearing Committee. Motion passed unanimously.
- H. **Hail Damage Repair-** The Board stated that no letters will be sent until at least November 1, 2014 for damage resulting from the May hail storm. This date will be evaluated again at the October Board meeting.
- I. **Paint Deadline Extensions-** The Board stated that November 1, 2014-March 30, 2015 will not court toward paint deadlines, giving homeowners more time during warm weather to complete the painting.

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

X. EXECUTIVE SESSION- The Board went into Executive Session at 8:04pm and emerged at 8:10pm to discuss advice from the attorney.

XI. 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 8:23 pm.