

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLEY RANCH METROPOLITAN DISTRICT March 5, 2015

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Thursday, March 5, 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 6:04 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, John Foote, Stephanie Brack, Melissa Guzman, David Neubauer and Alana Willis.

District Delegates Present: Fenna Tanner, John Foote, Stephanie Brack, Reuben Espinosa, Rose Thomas

District Delegates Not Present with Excused Absences: Yvette Anderson , Sarah Neubauer, Toni Palmer, Fred Hales

Homeowners, Residents and Property Managers Present: James Tanner, Mariann Toomey, Chris Maj

Others Present: Peggy Ripko – HOA Supervisor

II. PUBLIC COMMENT –

- A. Police Report-** DPD was unable to attend but had given the HOA Supervisor an update for the community.
- B. Homeowners to address the Board**
- **Chris Maj-** Mr. Maj requested to be considered as an alternate member of the Green Book Committee and requested information regarding the next meeting and how to become a District Delegate. Mr. Maj expressed concern that the Green Book Committee meeting was not listed on the Association’s website. The HOA Supervisor apologized for the oversight.

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 January 28, 2015 Board meeting were reviewed. There were some corrections. Ms. Brack made a motion, seconded by Ms. Willis, to approve as amended. Motion passed unanimously.

VI. FINANCIAL REVIEW

- A.** The accounts payable were reviewed. Ms. Willis made a motion, seconded by Ms. Guzman, to approve the accounts payable as presented. Motion passed unanimously.

- B. The Unaudited Year End 2014 financials were reviewed. Ms. Brack made a motion, seconded by Ms. Guzman, to approve the financials as presented. Motion passed unanimously.
- C. The January 2015 financials were reviewed. Mr. Neubauer made a motion, seconded by Ms. Willis, to approve the financials as presented. Motion passed unanimously.
- D. 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.

VIII. ASSOCIATION BUSINESS

- A. **February Hearing Decisions-** Ms. Willis made a motion, seconded by Mr. Neubauer, to approve the decisions as presented. Motion passed.
- B. **2014 Audit Bid-** The Board reviewed a proposal from Beichle & Associates to prepare the 2014 taxes and audit for a total cost of \$2,000. The HOA Supervisor stated that Beichle & Associates was willing to attend a meeting to present the audit as a part of this cost. Mr. Neubauer made a motion, seconded by Ms. Brack, to approve as presented. Motion passed unanimously.
- C. **2015 Attorney Fee Agreement-** Tabled
- D. **Collections-** Tabled
- E. **Egg Hunt-** Ms. Brack made a motion, seconded by Ms. Guzman, to approve an amount not to exceed \$2,000 for the 2015 Egg Hunt. Motion passed.

IX. HOMEOWNER REQUESTS- The Board reviewed requests from homeowners regarding appeals and extensions. Ms. Brack made a motion, seconded by Ms. Guzman, 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 7:35 pm.