

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH METROPOLITAN DISTRICT January 22, 2014

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, January 22, 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 6:01 p.m. A quorum was established with the following Board Members in attendance: Jim Tanner- President, Paula McClain- Vice-President, Mariann Toomey – Secretary/Treasurer, Toni Palmer- Board Member, Jennifer Zerra- Board Member, John Foote- Board Member. Sarah Neubauer – Board Member.

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

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

Homeowners, Residents and Property Managers Present: Eric Gravenson, Gina Moore, Cenythia Green, Richard Darby, William & Rose Thomas

Others Present: Peggy Ripko – HOA Supervisor, Micaela Duffy- GVR Metro District Manager

Mr. Tanner welcomed those in attendance.

AGENDA APPROVAL –

There were two additions. A motion was made and seconded to approve the agenda as amended. Motion passed unanimously.

II. PUBLIC COMMENT –

- A. Police Report-** A report was given regarding updated statistics for the area.
- B. Homeowners to address the Board** – None
- C. General Correspondence** – None.

III. DISTRICT DELEGATE REPORTS-

- A.** None

- IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – Ms. McClain is a member of the Architectural Review Committee and will not be voting on any matters relating to the ARC. Ms. McClain, Mr. Foote and Ms. Toomey are members of the Residential Paint Committee and will not be voting on any matters relating to the Residential Paint Committee. 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 December 9, 2013 Board meeting were reviewed. There were two corrections. Ms. Neubauer made a motion, seconded by Ms. Toomey, to approve as amended. Motion passed unanimously.

VI. FINANCIAL REVIEW

- A.** The November 2013 Financial statements were reviewed by the Board. Ms. Neubauer made a motion, seconded by Mr. Foote, to approve the financials as presented. Motion passed unanimously.
- B.** The Preliminary Year End December 2013 financials were reviewed.
- C.** The December 2013 and January 2014 Accounts Payables were reviewed by the Board. Ms. McClain made a motion, seconded by Ms. Neubauer, 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.

The HOA Supervisor asked for direction from the Board regarding enforcement of Section 3.106 of the Green Book, and the Board stated that blinds that are stained from exposure to the sun are considered normal wear and tear and not considered a violation.

VIII. ASSOCIATION BUSINESS

- A. January Hearing Decisions-** The Board reviewed the January hearing recommendations. A motion was made and seconded to approve as presented. Motion passed with five in favor and Mr. Foote and Ms. Zerra abstaining.
- B. Covenant Enforcement Recommendations-** The Board reviewed recommendations from the HOA Supervisor to refer five (5) homes to the attorney for covenant enforcement lawsuits. Ms. Zerra made a motion, seconded by Ms. Toomey, to approve the recommendations. Motion passed unanimously.
- C. Collection Recommendations-** The Board reviewed recommendations from the HOA Supervisor to refer fifteen (15) homes to the attorney for collections. Ms. Neubauer made a motion, seconded by Ms. McClain, to approve the recommendations. Motion passed unanimously.
- D. Residential Paint Committee-** The Board reviewed the recommendations from the Residential Paint Committee and voted as noted below.

Paint Palette: The Board reviewed the color combinations recommended by the Residential Paint Committee. Ms. Zerra made a motion, seconded by Ms. Neubauer, to approve the colors as recommended by the Committee. Motion passed unanimously.

Ms. Neubauer made a motion, seconded by Ms. Zerra, to approve the items listed below. Motion passed unanimously.

- 1) One color palette for the entire community
- 2) Accent colors will be permitted
- 3) Homeowners can only select the color combinations. There will be no 'mix & match' of the pre-approved colors without a separate ARC form submitted.
- 4) Garage doors will match the base color of the house
- 5) Distance of same colors- No distance was specified
- 6) Paint ARC form was drafted

- 7) Accent color locations were specified as front door, decorative 'diamond', shutters, and attic vents.

Ms. Zerra made a motion, seconded by Ms. Neubauer, to approve the item listed below. Motion passed unanimously.

- 8) **ARC Submission-** If a homeowner wants colors that are either not included in the pre-approved colors, or would like to use colors from several different combinations; they would need to submit an ARC.
 - a. Colors submitted and approved will not be automatically added to the list of pre-approved colors.
 - b. The Paint Committee will reconvene annually to evaluate the processes in place. The Committee will also review any combinations submitted for ARC approval and consider adding them as a pre-approved color.

- E. Diversity in Committees-** Cenythia Green presented information regarding the demographics of the community and asked that the Board discuss recruitment efforts at the February meeting.
- F. Easter Egg Hunt-** The Board reviewed prices to host an Easter egg hunt for the community. Ms. McClain made a motion, seconded by Ms. Toomey, to approve an amount not to exceed \$650 to start working on the event. Motion passed unanimously.
- G. Homeowner Appointment to ARC and Hearing Committee-** Ms. McClain made a motion, seconded by Ms. Toomey, to appoint Rose Thomas to the ARC and Hearing Committees. Motion passed unanimously.
- H. Detention Pond Turnover-** Mr. Tanner stated that he is waiting to hear from the city by January 28, 2014. If there is not response he will be reaching out to Councilman Herndon.
- I. 2013 Audit-** The Board reviewed a proposal from Beichle & Associates to prepare the 2013 audit and taxes. Ms. McClain made a motion, seconded by Ms. Toomey, to approve as presented. Motion passed unanimously.
- J. Property Manager Policy-** Tabled
- K. Tree Blocking Stop Signs-** Tabled

IX. HOMEOWNER REQUESTS- The Board reviewed requests from homeowners regarding appeals and extensions. Ms. McClain made a motion, seconded by Ms. Zerra, 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 9:36 pm.