

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLEY RANCH METROPOLITAN DISTRICT January 28, 2015

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, January 28, 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 6:01 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, John Foote, Stephanie Brack, Melissa Guzman and Alana Willis. David Neubauer had an excused absence.

District Delegates Present: Yvette Anderson, Fred Hales, John Foote, Stephanie Brack, Reuben Espinosa, Rose Thomas

District Delegates Not Present with Excused Absences: Sarah Neubauer, Fenna Tanner, Toni Palmer

Homeowners, Residents and Property Managers Present: James Tanner, On Pham, Eric Gravenson, Uchenna Obioha, Bill Gordon, Deanna Foote, Russell Goodson, Chris Wilson, Ana Arreola

Others Present: Peggy Ripko – HOA Supervisor

II. PUBLIC COMMENT –

- A. Police Report-** Officer Brandi Thomas was present and gave an update on the community.
- B. Homeowners to address the Board**
- **Deanna Foote-** Ms. Foote expressed concern regarding safety in the community and asked that the Board encourage homeowners to keep porch and garage lights on at night.

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 December 3, 2014 Board meeting were reviewed. Ms. Willis made a motion, seconded by Ms. Thomas, to approve as presented. Motion passed unanimously.

VI. FINANCIAL REVIEW

- A.** The November 2014 financials were reviewed. Ms. Brack made a motion, seconded by Mr. Foote, to approve the financials as presented. Motion passed unanimously.
- B.** The November 2014 accounts payable were reviewed. Ms. Thomas made a motion, seconded by Ms. Willis, to approve the financials as presented. Motion passed unanimously.
- C.** December 2014 Preliminary financials- The Board reviewed the preliminary year-end financials. These will be approved at the February meeting.

- D. The December 2014 and January 2015 accounts payable were reviewed. Ms. Thomas made a motion, seconded by Ms. Guzman, to approve the financials as presented. Motion passed unanimously.
- E. 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. **January Hearing Decisions-** Ms. Guzman made a motion, seconded by Ms. Willis, to approve the decisions as presented. Motion passed.
- B. **Covenant Enforcement Lawsuit Recommendations-** The Board reviewed the recommendations for covenant enforcement lawsuits. Ms. Thomas made a motion, seconded by Ms. Willis, to refer ten (10) homes for covenant enforcement lawsuits. Motion passed unanimously.
- C. **2015 Attorney Fee Agreement-** Tabled
- D. **Committee Appointment-** The Board reviewed a request from a homeowner to be appointed to the Green Book Committee. As the committee already has 10 members the Board will not be appointing any more homeowners.
- E. **Social Media Policy-**No action was taken regarding this.
- F. **Collections Recommendations-** Ms. Willis made a motion, seconded by Mr. Foote, to turn account over to the attorney that have a balance of \$2,000 or higher. Motion passed unanimously.
- G. **Paint Committee-** The Board reviewed the recommendations of the Residential Paint Committee. Ms. Guzman made a motion, seconded by Ms. Thomas, to approve the recommendations as listed below. Motion passed with five in favor and Mr. Foote opposed.
 - 1) Remove numbers 92, 145, 156 and 157 from the pre-approved paint book.
 - 2) Stucco
 - a. Paint siding but not the stucco- This can occur if an ARC form is submitted and approved.
 - b. Trim colors on the stucco- This can occur if an ARC form is submitted and approved.
 - 3) Garage Doors- Garage doors should match the body of the house, unless an ARC form is submitted. If an ARC form is submitted and approved, then the garage door can be white, match the trim or match the accent.
 - 4) Accent Color Locations- With ARC approval, accent colors can be used on the following locations:
 - a. Columns
 - b. Upper Trim/Fascia
 - c. Raised area on stucco
 - d. Trim around garage door
- H. **Enforcement Policy-** The Board reviewed the updated Enforcement Policy which puts limits on extensions as stated below. Ms. Thomas made a motion, seconded by Ms. Brack, to approve. All extension requests must be submitted in writing to the managing agent of the Association.
 - 1) All extension requests will be reviewed on a case-by-case basis and decisions will be made based on the facts involving each individual request.

- 2) No extensions will be given past one-year from the date of the original violation as set forth on the first violation notice.
- 3) The managing agent has authority to grant extensions for no more than 30-days from the original deadline of the violation.
- 4) The Hearing Committee has authority to grant no more than one (1) extension. If the Committee grants one extension and the violation is not corrected, the committee must recommend a fine in accordance with the fine schedule in the Enforcement Policy.
- 5) If a homeowner submits an ARC form in response to a violation notice, he/she will have six-months from the date of approval of the ARC form, or one year from the date of the original violation, whichever comes first, to correct the violation. ARC forms submitted one year or more from the date of original violations will not be given additional extensions.
- 6) If a homeowner would like an extension beyond those listed above, the written request will be evaluated by the Board of Directors.

IX. HOMEOWNER REQUESTS- The Board reviewed requests from homeowners regarding appeals and extensions. Ms. Thomas made a motion, seconded by Ms. Willis, to approve the decisions made regarding homeowner requests. Motion passed unanimously with Mr. Foote abstaining from the appeal for 21072-45A.

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 8:43 pm.