

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES GREEN VALLY RANCH METROPOLITAN DISTRICT July 23, 2014

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, July 23, 2014 at the Green Valley Ranch Metropolitan District office, located at 18650 E. 45<sup>th</sup> Ave. Board President Jim Tanner called the meeting to order at 6:04 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

Board members Jennifer Zerra, Sarah Neubauer and Toni Palmer had excused absences.

**District Delegates Present:** Fenna Tanner, Reuben Espinosa, Yvette Anderson, Fred Hales, John Foote, Stephanie Brack

**District Delegates not present:** Jennifer Zerra, Sarah Neubauer, Toni Palmer

**Homeowners, Residents and Property Managers Present:** Deanna Foote, David & Betty Trujillo, Michael George, Nelly Berg, Lisa Christy, Eric Gravenson, Angela & Robert Brown, Keith Burgess

**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-** The Community Resource Officers were unable to attend. The HOA Supervisor read a report from them regarding updates to the community.
- B. Homeowners to address the Board-** None
- C. General Correspondence** – None.

### **III. DISTRICT DELEGATE REPORTS**

- A. District 5-** Ms. Anderson discussed her request to hold a block party for her district. The Board stated they would review the request and respond to Ms. Anderson by the next week.
- B. District Delegate Election for District 1-** Quorum was not met.
- C. District Delegate Election for District 10-** Quorum was met with 13 of the 120 homes represented in person or by proxy.
- D. District Delegate Election for District 15-** Quorum was not met.
- E. District Delegate Election for District 1-7** Quorum was not met.

- 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 June 25, 2014 Board meeting were reviewed. Ms. Toomey made a motion, seconded by Ms. Thomas, to approve as presented. Motion passed unanimously.
- VI. FINANCIAL REVIEW**
- A. The July 2014 financials were reviewed. Ms. Thomas made a motion, seconded by Mr. Foote, to approve the financials as presented. Motion passed unanimously.
  - B. The July 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. **July Hearing Decisions-** As there was not a majority of quorum present due to Board members serving on the Hearing Committee, a vote will be taken via e-mail.
  - B. **Covenant Enforcement Lawsuit Recommendations-** The Board reviewed the recommendations for covenant enforcement lawsuits. Ms. Toomey made a motion, seconded by Ms. Thomas, to refer seven (7) homes for covenant enforcement lawsuits. Motion passed unanimously.
  - C. **Write Offs-** The Board reviewed proposed write-offs. Ms. Toomey made a motion, seconded by Ms. Thomas, to approve as presented. Motion passed unanimously.
  - D. **Detention Pond Contract-** The Board reviewed a proposed contract to turn the detention pond at 41<sup>st</sup> & Ensenada over to the GVR Metro District. Mr. Foote made a motion, seconded by Ms. Toomey, to approve the contract as presented. Motion passed unanimously.
  - E. **Ground under Pine Trees-** The Board stated that the area under pine/evergreen trees must have grass, mulch or rock if the ground can be seen.
  - F. **Recruitment & Noise-** The HOA Supervisor read an e-mail from Cenythia Green giving an update on the recruitment efforts.
  - G. **Policy Regarding weeds & ARC Forms-** The HOA Supervisor stated that there is an issue with homeowners who turn in ARC forms in response to weed violations. Typically, once an ARC form is submitted the violation is put on hold. Due to the nature of this violation, even if an ARC form is submitted the homeowner must continue to remove the weeds until the approved improvement is completed.
  - H. **Pool Rule-** The Board discussed possible changes to the rule regarding above ground pools. The Board referred this to the upcoming re-convening of the Green Book Committee.
  - I. **Management Settlement Authorization-** The Board reviewed a policy to give the HOA Supervisor authorization to appear on the Association’s behalf at mediations and/or court proceedings and authorize settlements. Ms. Thomas made a motion, seconded by Mr. Foote, to approve as submitted. Motion passed unanimously.
  - J. **New Roof Options-**The Board reviewed a new type of roof material, which looks like asphalt shingles or the red tile roofs but are made of steel. The Board stated that these would be able to be used in the community.

- K. Social Committee-** Deanna Foote from the Social Committee presented the plans for the upcoming GVR Days event. Ms. Toomey made a motion, seconded by Ms. Thomas, to approve an amount of \$12,000 for the event. Motion passed unanimously.
- IX. HOMEOWNER REQUESTS-** The Board reviewed requests from homeowners regarding appeals and extensions. Ms. Toomey made a motion, seconded by Mr. Foote, 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 8:17 pm.