

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH METROPOLITAN DISTRICT May 28, 2014

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, May 28, 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 6:08 p.m. A quorum was established with the following Board Members in attendance: Jim Tanner- President, Mariann Toomey – Secretary/Treasurer, Sarah Neubauer- Board Member, Jennifer Zerra- Board Member.

Board members John Foote and Toni Palmer had excused absences.

District Delegates Present: Yvette Anderson, Jennifer Zerra, Sarah Neubauer, Stephanie Brack, Reuben Espinosa

District Delegates not present: Fred Hales, John Foote, Fenna Tanner, Toni Palmer, Glenda O'Bryant, Johnathan Miles

Homeowners, Residents and Property Managers Present: Rose Collier, Eric Gravenson, Brenda Ritenour, Carla Burney, Ken Burney, David Neubauer, Chris Maj, Tea Shoof, Rob & Angie Brown, Roger Rohrer, Julie Ashley, Cliff Brown, Earleen Brown, Donald Bufford

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-** Auto thefts as well as thefts from vehicles are up. The officers stated that most of these are occurring because of valuables left in cars and/or cars being unlocked.
- B. Homeowners to address the Board**
- **Chris Maj-** Mr. Maj stated that he believes homeowners should be given longer than to May 28, 2014 to fix damage from the recent hail storms. He also requested information regarding violations sent as a result of complaints vs. inspections. He stated that he believes that the perceived spike in weed violations is a result of the District staff increasing enforcement to make money. Mr. Maj also handed out information regarding weeds.
- C. General Correspondence** – None.

III. DISTRICT DELEGATE REPORTS- None

IV.

- V. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** –Ms. Toomey and Ms. Zerra served as members of the Hearing Committee in May.

VI. BOARD MEETING MINUTES APPROVAL –

The minutes from the April 23, 2014 Board meeting were reviewed. There was one correction. Ms. Toomey made a motion, seconded by Ms. Zerra, to approve as amended. Motion passed unanimously.

VII. FINANCIAL REVIEW

- A.** The April 2014 financials were reviewed. Ms. Neubauer made a motion, seconded by Ms. Zerra, to approve the financials as presented. Motion passed unanimously.
- B.** The April 2014 accounts payable were reviewed. Ms. Neubauer made a motion, seconded by Ms. Zerra, to approve the financials as presented. Motion passed unanimously.
- C.** Bank Change- Ms. Toomey stated that the Association is in the process of transferring from Chase Bank to First Bank.

VIII. HOA SUPERVISOR'S REPORT

The HOA Supervisor presented an update on the status of the Association.

She also announced that the Board has approved the following regarding repairs needed after the recent hail storms:

1. All enforcement was suspended and will resume May 29 for regular landscape and weed violations.
2. No enforcement will be done for damage caused by the hail storms for several months to give homeowners a chance to work with their insurance and get the damage repaired. If homeowners need more time, they are encouraged to call the office.
3. ARC requirements for repairs occurring as a result of the storm are being suspended as long as the replacements look the same (color, etc) as what was previously on the house. Any ARC forms that are submitted as a result of the storm are being expedited.

IX. ASSOCIATION BUSINESS

- A. April 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 recommendation that six (6) homes be turned over to the attorney for a covenant enforcement lawsuit. Ms. Neubauer made a motion, seconded by Ms. Toomey, to approve. Motion passed unanimously.
- C. Write Offs-** The Board reviewed proposed write-offs. Ms. Toomey made a motion, seconded by Ms. Zerra, to approve as presented. Motion passed unanimously.
- D. Homeowner Appointment-** Ms. Zerra made a motion, seconded by Ms. Toomey, to appoint Cenythia Green to the Social Committee. Motion passed unanimously.
- E. Sheds-** The Board reviewed different types of sheds. Ms. Neubauer made a motion, seconded by Ms. Toomey, that vinyl sheds can be approved if they meet requirements stated in the Green Book, and if they are anchored to the ground with a floor. These vinyl sheds can be a neutral color, not having to match the colors of the house. Motion passed unanimously.
- F. Car Fest-** Mr. Tanner stated that there will be an HOA table at Car Fest, on June 7th, and asked if any Board members will be available to be there.
- G. Change to the Green Book-** Ms. Toomey made a motion, seconded by Ms. Zerra, to change the wording of section 3.54E in the Green Book as listed below. Motion passed unanimously.

Weeds. All areas must be kept as weed free as possible, including but not limited to, rock and mulch areas, turf areas, sidewalk and driveways. All areas with rock, mulch, or where plant materials should not exist, must be kept free of weeds, grass and/or other plant materials. Cutting/mowing weeds is not sufficient to be in compliance; the weeds must be removed. After applying weed killer, dead weeds must be removed.

H. GVR Days- The Board stated that they are going to do GVR Days again this summer.

I. Code of Ethics for Committee- The Board stated that this was not necessary.

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

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 7:48 pm.