

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLEY RANCH METROPOLITAN DISTRICT May 27, 2015

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, May 27, 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 6:05 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, John Foote, Stephanie Brack, and Melissa Guzman.

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

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

Homeowners, Residents and Property Managers Present: Angela Johnson, Robin Meadows, Dawn Edminson, Steve McGinty, Darlene Hampton

Others Present: Peggy Ripko – HOA Supervisor

II. PUBLIC COMMENT –

- A. Police Report-** The police representative gave an update on the neighborhood.
B. Homeowners to address the Board- None

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.

V. BOARD MEETING MINUTES APPROVAL –

The minutes from the April 29, 2015 Board meeting were reviewed. Ms. Guzman made a motion, seconded by Mr. Thomas, to approve as presented. Motion passed unanimously.

VI. FINANCIAL REVIEW

- A.** The accounts payable were reviewed. Ms. Thomas made a motion, seconded by Ms. Guzman, to approve the accounts payable as presented. Motion passed unanimously.
B. The financials were reviewed. Ms. Guzman made a motion, seconded by Mr. Foote, to approve the financials as presented. Motion passed unanimously.
C. 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. May Hearing Decisions-** Approved via e-mail.
- B. Covenant Enforcement Recommendations-** Ms. Thomas made a motion, seconded by Ms. Guzman, to refer 12 accounts to the attorney for covenant enforcement. Motion passed unanimously.
- C. Write Offs-** Ms. Guzman made a motion, seconded by Mr. Foote, to approve the write offs as presented.
- D. Foreclosures & Receivership-**
 - 1) 20475 Mitchell Pl- Ms. Thomas made a motion, seconded by Ms. Brack, to authorize the Association's attorney to initiate foreclosure proceedings against property 20475 Mitchell Pl. Motion passed unanimously.
 - 2) 4425 Dunkirk Way & 4583 Malta St- Mr. Foote made a motion, seconded by Ms. Guzman, to authorize the Association's attorney to initiate foreclosure proceedings against property 4425 Dunkirk Way & 4583 Malta St. Motion passed unanimously.
 - 3) 20729 E. 43rd Ave- Ms. Brack made a motion, seconded by Ms. Guzman, to authorize the Association's attorney to initiate foreclosure proceedings against property 20729 E. 43rd Ave. Motion passed unanimously.
 - 4) 20743 E. Mitchell Pl- Ms. Thomas made a motion, seconded by Mr. Foote, to authorize the Association's attorney to initiate a receivership against 20743 E. Mitchell Pl. Motion passed unanimously.
- E. Board Member Vacancy-** Ms. Thomas made a motion, seconded by Mr. Foote, to appoint Steve McGinty to one of the vacant Board positions. Motion passed unanimously. Mr. McGinty joined the Board at the table at this time.
- F. Metro District Committees-** Ms. Brack made a motion, seconded by Mr. Foote, to appoint Ms. Thomas as the HOA Representative to the Newsletter Committee and Mr. McGinty and Ms. Guzman to the Planning Committee. Motion passed unanimously.
- G. Social Committee Pre-Paid Debit Card Policy-** Ms. Guzman made a motion, seconded by Ms. Thomas, to approve the policy that will allow the Social Committee members to use a pre-paid debit card for Social Committee expenses. Motion passed unanimously.
- H. Fine Waiver/Collection Policy-** The Board reviewed updates to the policies. Ms. Brack made a motion, seconded by Ms. Thomas, to approve the updates. Motion passed unanimously.
- I. E-mail Communication Policy-** The Board reviewed the policy which outlines how e-mails provided to the Association can be used. Ms. Thomas made a motion, seconded by Ms. Guzman, to approve the policy. Motion passed unanimously.
- J. Selling Liens-** The Board reviewed a request from a property manager to buy liens from the Association. The Board will not be selling liens.
- K. Green Book Committee Recommendations-** The Board reviewed the recommendations from the Green Book Committee, which included all changes but those made to Section 3.62 of the Green Book. The recommended changes to that section will be reviewed by the Board after the Paint Committee re-convenes. Ms. Thomas made a motion, seconded by Ms. Guzman, to approve the changes to all but Section 3.62. Motion passed unanimously.

- IX. HOMEOWNER REQUESTS-** The Board reviewed requests from homeowners regarding appeals and extensions. Mr. Foote made a motion, seconded by Ms. Brack, 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 7:56 pm.