

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH METROPOLITAN DISTRICT October 23, 2013

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, October 23, 2013 at the Green Valley Ranch Metropolitan District office, located at 18650 E. 45th Ave. Board President Jim Tanner called the meeting to order at 6:00 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, Richard Darby- Board Member, Matt Stallman- Board Member. Sarah Neubauer – Board Member.

Due to the 2013 District Delegate Annual Meeting that occurred under Association Business, Jennifer Zerra and John Foote joined the Board as noted below, and Mr. Darby and Mr. Stallman stepped down from their positions.

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

District Delegates not present: John Smith

Homeowners and Residents Present: Eric Gravenson, Edward Wall

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

Mr. Tanner welcomed those in attendance.

AGENDA APPROVAL –

There was one change to the agenda, which was moving the 2013 Delegate Annual Meeting as the first item under Association Business. 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** – The Board reviewed letters from two homeowners.

III. DISTRICT DELEGATE REPORTS-

- A.** District 12- Mr. Foote asked if parking in front of a mail box is a violation. The HOA Supervisor stated that this is not a violation, as the street is city property.
- B.** District 21- The HOA Supervisor introduced Ms. Brack as a new delegate for District 21.

- IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – Ms. McClain and Mr. Darby are members of the Architectural Review Committee and will not be voting on any matters relating to the ARC. Ms. McLain 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 September 25, 2013 Board meeting were reviewed. There were several corrections. Ms. Neubauer made a motion, seconded by Ms. Toomey, to approve as amended. Motion passed unanimously.

VI. FINANCIAL REVIEW

- A.** The September 2013 Financial statements were reviewed by the Board. Ms. McClain made a motion, seconded by Ms. Toomey, to approve the financials as presented. Motion passed unanimously.
- B.** The September 2013 Accounts Payables were reviewed by the Board. Ms. Neubauer made a motion, seconded by Ms. Toomey, 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.

Action Taken:

- 1. The HOA Supervisor discussed letters that had been sent out to homeowners who have a balance of over \$2,000 and/or still owe the 2009 Supplemental Assessment. Ms. McClain made a motion, seconded by Mr. Darby, to not waive either the original \$174 assessment or the \$100 lien fee for anyone who still owes the Supplemental Assessment. Motion passed unanimously.
- 2. The HOA Supervisor provided a list of eleven (11) homes in the community who have been to Hearing and fined at least three (3) times with no communication with an intent to correct the violation. Ms. McClain made a motion, seconded by Ms. Neubauer, to send those homes a notice that they have 30-days to contact the Association or they will be sent to the Attorney for a covenant enforcement lawsuit, and to turn the accounts over if there is no response. Motion passed unanimously.

VIII. ASSOCIATION BUSINESS

A. Reconvened Annual Meetings

- 1) **District 23-** Quorum was achieved with 17 homes being represented in person or by proxy. Representation was needed from 13 homes in order to establish quorum. Johnathan Miles was elected as District Delegate.

B. 2013 District Delegate Annual Meeting- There were three (3) Board positions up for election. The Board members whose terms had expired were Mr. Darby, Ms. McClain and Mr. Stallman. There were four (4) nominations. After conducting the election via ballot, John Foote, Jennifer Zerra and Paula McClain were elected to two-year terms. Mr. Foote joined the Board at the table and Ms. Zerra had to leave the meeting at that point.

C. October Hearing Decisions- The Board reviewed the October hearing recommendations. A motion was made and seconded to approve as presented. Motion passed with five in favor and Mr. Foote abstaining.

D. 2014 Budget- The Board reviewed the 2014 budget, including documentation regarding a proposed increase of the management fee. The GVR District Manager answered questions regarding the increase. Ms. McClain made a motion, seconded by Ms. Neubauer, to approve the budget as presented. Motion passed unanimously.

- E. Fence Staining-** Homeowner Edward Wall asked the Board about solid stains being able to be used. The Board asked the HOA Supervisor to add this to the agenda for the Residential Paint Committee.
 - F. Wire on Fences-** Tabled pending more information.
 - G. Policy Regarding Donations-** The Board discussed if and when the Association should donate to outside organizations. Ms. Toomey made a motion, seconded by Ms. McClain, to adopt the policy that the Association will not donate to outside organizations. Motion passed with five in favor and Ms. Palmer opposed.
 - H. Covenant Enforcement Liens-** The Board discussed the benefits vs. costs of filing covenant enforcement liens on homes that are turned over to the Attorney for a covenant enforcement lawsuit. The Board asked to evaluate this in six-months.
 - I. Truck or Treat-** Mr. Tanner asked if the Board would be willing to sponsor the hot chocolate booth at the Trunk or Treat, scheduled for October 27, 2013. Ms. McClain made a motion, seconded by Ms. Neubauer, to approve \$100 for this. Motion passed unanimously.
 - J. Shade Structure-** The Board reviewed several options of a shade structure to be installed at the Demonstration Garden. The Board unanimously agreed on a design.
 - K. Volunteer Recognition Dinner-** The Board reviewed proposals for the annual volunteer recognition dinner. Ms. McClain made a motion, seconded by Ms. Toomey, to approve the use of the Golf Club at a cost of \$1,740, with the GVR Metro District paying the same amount. Motion passed unanimously.
- IX. HOMEOWNER REQUESTS-** The Board reviewed requests from homeowners regarding appeals and extensions. Ms. McClain made a motion, seconded by Ms. Palmer, 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 8:38 pm.