

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH METROPOLITAN DISTRICT October 22, 2014

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, October 22, 2014 at the Green Valley Ranch Metropolitan District office, located at 18650 E. 45th Ave. HOA Supervisor Peggy Ripko called the meeting to order at 6:07 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, John Foote, Stephanie Brack, Melissa Guzman, Alana Willis. Board member David Neubauer joined the Board at 6:33pm.

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

District Delegates Not Present with Excused Absences: Toni Palmer

Homeowners, Residents and Property Managers Present: Cenythia Green, On Pham, Yvette Clacys, Mikeal Faris, Jose Guzman, Eric Gravenson, Stephen Berscheid

Others Present: Peggy Ripko – HOA Supervisor

II. PUBLIC COMMENT –

A. Police Report- No Report

B. Homeowners to address the Board

- **Cenythia Green-**Ms. Green submitted a document requesting policies and information. She also submitted a grievance for her removal from the ARC.
- **Yvette Clacy-** Ms. Clacy is from the north side of GVR and asked if homeowners wanted to join a Neighborhood Watch.

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 –

- A.** The minutes from the September 24, 2014 Board meeting were reviewed. There was one correction. Ms. Brack made a motion, seconded by Ms. Thomas, to approve as amended. Motion passed unanimously.
- B.** The minutes from the September 30, 2014 Special Board meeting were reviewed. Ms. Thomas made a motion, seconded by Mr. Foote, to approve as presenting. Motion passed unanimously.

VI. FINANCIAL REVIEW

- A. The October 2014 financials were reviewed. Ms. Thomas made a motion, seconded by Mr. Foote, to approve the financials as presented. Motion passed unanimously.
- B. The October 2014 accounts payable were reviewed. Ms. Thomas made a motion, seconded by Ms. Brack, 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.

Action Taken:

Hail Damage- The Board stated that starting November 1, 2014 communications can be sent regarding hail damage need to be repaired. The first will be a reminder to get the damage repaired. This will be followed by two letters regarding the need to repair damage. ARC forms will be required again starting December 1, 2014 for all improvements.

VIII. ASSOCIATION BUSINESS

- A. **Officer Elections-** Ms. Guzman made a motion, seconded by Ms. Willis, to appoint the following officer positions. Motion passed unanimously.
 - 1) **President-** Rose Thomas
 - 2) **Vice-President-** John Foote
 - 3) **Secretary/Treasurer-** Stephanie Brack
- B. **October Hearing Decisions-** Tabled
- C. **Covenant Enforcement Lawsuit Recommendations-** The Board reviewed the recommendations for covenant enforcement lawsuits. Ms. Thomas made a motion, seconded by Mr. Foote, to refer thirty (30) homes for covenant enforcement lawsuits. Motion passed unanimously.
- D. **HOA Committee-** The HOA Supervisor discussed the HOA Committee. Ms. Thomas made a motion, seconded by Mr. Foote, to appoint Ms. Brack and Ms. Guzman to the Committee, with Ms. Thomas serving as an alternate. Motion passed unanimously.
- E. **CAB Membership-** Mr. Foote and Ms. Thomas volunteered to represent the Association on the CAB.
- F. **Budget-**Tabled
- G. **Recruitment-** The Social Committee will be taking on the recruitment efforts.
- H. **Volunteer Recognition Dinner-** Ms. Thomas made a motion, seconded by Mr. Neubauer, to approve approximately \$3000 for the annual Volunteer Recognition Dinner, hosted in conjunction with the GVR Metro District. Motion passed unanimously.
- I. **Covenant Liens-** Ms. Thomas made a motion, seconded by Ms. Brack, to have the attorney file covenant enforcement liens when the accounts are turned over to the attorney for a covenant enforcement lawsuit. Motion passed unanimously.

IX. HOMEOWNER REQUESTS- Two requests were reviewed.

- A. **18830 Mitchell Pl-** Mr. Foote made a motion, seconded by Mr. Neubauer, that the decision of the ARC is upheld and the homeowner must submit an ARC form with a plan to reduce the width of the sidewalk.
- B. **18678 40th Pl-** Mr. Foote made a motion, seconded by Ms. Thomas that the homeowner must pay 10% of the fines. Once that is done, the remaining balance will be waived.

X. EXECUTIVE SESSION- The Board went into Executive Session at 8:06pm and adjourned at 8:10pm.

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 8:11 pm.