

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLEY RANCH METROPOLITAN DISTRICT October 28, 2015

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, October 28, 2015 at the GVR Metro District offices, located at 18650 E. 45th Ave. The meeting was called to order at 6:05pm. A quorum was established with the following Board Members in attendance: David Neubauer, Stephanie Brack and Melissa Guzman

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

District Delegates Not Present with Excused Absences: Yvette Anderson, Rose Thomas, Sarah Neubauer, Toni Palmer

Homeowners, Residents and Property Managers Present: Mohammed Islam, Uchenra Obioha, David Bauer, Hillary Lock, Alex, Bodas, Edgar Dominguez, Darryl Brooks, Eric Gravenson, Jim Tanner, Stacie Gilmore, Roger Rohrer, Darek Savage, Pierre Derayette, Michael George

Others Present: Peggy Ripko – HOA Supervisor

- II. GUEST SPEAKER-** SparkSource gave a presentation regarding ideas to update the Association's website.
- III. PUBLIC COMMENT** –
- A. Police Report-** The police gave an update on the statistics in the area.
 - B. Homeowners to address the Board-** None
- IV. DISTRICT DELEGATE REPORTS-** None
- V. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** –None
- VI. BOARD MEETING MINUTES APPROVAL** –
The minutes from the September 23, 2015 Board meeting were reviewed. Ms. Brack made a motion, seconded by Mr. Neubauer, to approve as presented. Motion passed unanimously.
- VII. FINANCIAL REVIEW**
- A.** The accounts payable were reviewed. Mr. Neubauer made a motion, seconded by Ms. Guzman, to approve the accounts payable as presented. Motion passed unanimously.
 - B.** The financials were reviewed. Ms. Brack made a motion, seconded by Ms. Guzman, to approve the financials as presented. Motion passed unanimously.
 - C.** Write Offs- The Board reviewed the write offs. Mr. Neubauer made a motion, seconded by Ms. Brack, to approve as presented. Motion passed unanimously.

- D. Metro District Financials- The Board reviewed the financials for the HOA accounts in the Metro District budget.

VIII. HOA SUPERVISOR'S REPORT

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

IX. ASSOCIATION BUSINESS

- A. **October Hearing Decisions-** The Board reviewed the Hearing Committee recommendations for the October hearing. Ms. Brack made a motion, seconded by Mr. Neubauer, to approve the recommendations as presented. Motion passed unanimously.
- B. **Reconvened Annual Meeting**
 - 1) **District 1-** Quorum was not established.
 - 2) **District 2-** Quorum was not established.
 - 3) **District 4-** Quorum was not established.
 - 4) **District 25-** Quorum was not established.
- C. **2014 Audit-** Tabled to December meeting.
- D. **Committee Appointments-** Tabled to December meeting.
- E. **2016 Draft Budget-** Tabled to December meeting.
- F. **Expenditure Policy-** Tabled to December meeting.

- X. **HOMEOWNER REQUESTS-** The Board reviewed requests from homeowners regarding appeals and extensions. Ms. Brack made a motion, seconded by Mr. Neubauer, 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 8:05 pm.