

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES GREEN VALLY RANCH METROPOLITAN DISTRICT September 25, 2013

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, September 25, 2013 at the Green Valley Ranch Metropolitan District office, located at 18650 E. 45<sup>th</sup> Ave. Board President Jim Tanner called the meeting to order at 6:02 p.m. A quorum was established with the following Board Members in attendance: Jim Tanner- President, Paula McClain- Vice-President, Mariann Toomey – Secretary/Treasurer, Richard Darby- Board Member, Matt Stallman- Board Member. Sarah Neubauer – Board Member.

**Board Members Absent with Approval:** Toni Palmer

**District Delegates Present:** Fenna Tanner, Fred Hales, John Smith, John Foote, Reuben Espinosa

**District Delegates not present:** Yvette Anderson, Jennifer Zerra, Toni Palmer

**Homeowners and Residents Present:** Marva Bey, Eric Gravenson

**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-** 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 24- Mr. Espinosa stated that he believes there are two pit bulls living in the area and he is trying to find locations so he can contact the city regarding it.

- 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.

### **V. BOARD MEETING MINUTES APPROVAL** –

The minutes from the August 28, 2013 Board meeting were reviewed. There was two corrections. Ms. McClain made a motion, seconded by Ms. Toomey, to approve as amended. Motion passed unanimously.

## **VI. FINANCIAL REVIEW**

- A.** The August 2013 Financial statements were reviewed by the Board. Ms. Neubauer made a motion, seconded by Ms. McClain, to approve the financials as presented. Motion passed unanimously.
- B.** The August 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: The HOA Supervisor provided a list of the homes who were sent certified letters after being sent to Hearing and fine three or more times. Ms. McClain made a motion, seconded by Ms. Neubauer, to send those homeowners who do not respond within 30 days to the attorney for a covenant enforcement lawsuit. Motion passed unanimously.

## **VIII. ASSOCIATION BUSINESS**

- A. September Hearing Decisions-** The Board reviewed the August hearing recommendations. A motion was made and seconded to approve as presented. Motion passed unanimously.
- B. Reconvened Annual Meetings**
  - 1) District 11-** Quorum was achieved with 30 homes being represented in person or by proxy. Representation was needed from 23 homes in order to establish quorum. Sarah Neubauer was elected as District Delegate.
  - 2) District 21-** Quorum was achieved with 19 homes being represented in person or by proxy. Representation was needed from 11 homes in order to establish quorum. Stephanie Brack was elected as District Delegate.
- C. 2014 Budget-** Tabled pending additional information.
- D. Collection Policy-** The Board reviewed the collection policy which was updated by the Association's attorney to be in compliance with state law. Ms. McClain made a motion, seconded by Ms. Toomey, to approve the revised collection policy and the resolution to revise the collection policy. Motion passed unanimously.
- E. Referring homeowners for collections-** The Board reviewed a list homeowners who owed more than \$2000 and/or still has not paid the 2009 Supplemental Assessment. Mr. Darby made a motion, seconded by Ms. Neubauer, to send these homeowners to the attorney for collections. Motion passed unanimously.
- F. Repair Bids-** Tabled pending additional information.

**IX. HOMEOWNER REQUESTS-** The Board reviewed requests from homeowners regarding appeals and extensions. Ms. McClain made a motion, seconded by Ms. Toomey, 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 8:04 pm.