

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH METROPOLITAN DISTRICT September 24, 2014

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, September 24, 2014 at the Green Valley Ranch Metropolitan District office, located at 18650 E. 45th Ave. Board President Jim Tanner called the meeting to order at 6:03 p.m. A quorum was established with the following Board Members in attendance: Jim Tanner- President, Mariann Toomey – Secretary/Treasurer, John Foote- Vice-President, Rose Thomas- Board Member, Stephanie Brack- Board member

Board members Toni Palmer and Sarah Neubauer had an excused absences.

District Delegates Present: Fred Hales, Fenna Tanner, Yvette Anderson, John Foote, Stephanie Brack

District Delegates Not Present with Excused Absences: Sarah Neubauer, Toni Palmer, Reuben Espinosa

Homeowners, Residents and Property Managers Present: OnVan Pham, Jose & Melissa Guzman, John Webb, Eric Gravenson, David Neubauer

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-** No Report
 - 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. Mr. Tanner will be abstaining from the decision regarding the appeal of 4464 Iran St.
- V. BOARD MEETING MINUTES APPROVAL** –
- The minutes from the August 27, 2014 Board meeting were reviewed. Ms. Toomey made a motion, seconded by Ms. Brack, to approve as amended. Motion passed unanimously.
- VI. FINANCIAL REVIEW**

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

VIII. ASSOCIATION BUSINESS

- A. **September Hearing Decisions-** The Hearing Decisions were approved via e-mail.
 - B. **Covenant Enforcement Lawsuit Recommendations-** The Board reviewed the recommendations for covenant enforcement lawsuits. Ms. Thomas made a motion, seconded by Ms. Toomey, to refer twenty-three (23) homes for covenant enforcement lawsuits. Two homes were given more time with clarification regarding the violation. Motion passed unanimously.
 - C. **Write Offs-** The Board reviewed the proposed write-offs. Ms. Toomey made a motion, seconded by Mr. Foote, to approve the write offs as presented. Motion passed unanimously.
 - D. **Recruitment-** The Board stated that in order to be consistent with the Association operates, any recruitment efforts will be done through a committee. The HOA Supervisor will reach out to the Social Committee to see if they are interesting in taking this on. A final decision will occur at the October Board meeting.
 - E. **Appeals-** The Board stated that appeals cannot be heard by the Board until the fine is officially assessed to the account, which is after the Board has approved the Hearing Committee decisions.
 - F. **Extensions-** The Board discussed the best way to ensure homeowners are not using the extension process to avoid correcting a violation. The HOA Supervisor will be collecting more information regarding extensions, as well as providing more detailed information regarding past extensions at Board meetings.
 - G. **Green Book Committee-** Ms. Thomas made a motion, seconded by Ms. Toomey, to appoint John Foote, Stephanie Brack and Melissa Guzman to the Green Book Committee. Motion passed unanimously.
- IX. HOMEOWNER REQUESTS-** The Board reviewed requests from homeowners regarding appeals and extensions. Mr. Foote 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 8:20 pm.