

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLEY RANCH METROPOLITAN DISTRICT September 23, 2015

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, September 23, 2015 at the Green Valley Ranch Recreation Center, located at 4890 Argonne Way. Board President Rose Thomas called the meeting to order at 6:31 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, John Foote, David Neubauer, Melissa Guzman, Steve McGinty

District Delegates Present: Yvette Anderson, Rose Thomas, John Foote, Reuben Espinosa

District Delegates Not Present with Excused Absences: Fred Hales, Sarah Neubauer, Fenna Tanner, Toni Palmer, Stephanie Brack

Homeowners, Residents and Property Managers Present: Ron Rowan, Eric Gravenson, Alana Willis, Jim Tanner, Mariann Toomey, Soledad Galvan, Melissa Sotelo, Julie Aragon

Others Present: Peggy Ripko – HOA Supervisor, Karen Councilman- HOA Assistant, Candice Kinchelov- HOA Inspector

II. PUBLIC COMMENT –

- A. Police Report-** No report given
- 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.

V. BOARD MEETING MINUTES APPROVAL –

The minutes from the August 26, 2015 Board meeting were reviewed. There were two corrected. Mr. McGinty made a motion, seconded by Ms. Thomas, to approve as amended. Motion passed unanimously.

VI. FINANCIAL REVIEW

- A.** The accounts payable were reviewed. Ms. Thomas made a motion, seconded by Mr. McGinty, to approve the accounts payable as presented. Motion passed unanimously.
- B.** The financials were reviewed. Mr. McGinty made a motion, seconded by Mr. Neubauer, to approve the financials as presented. Motion passed unanimously.

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

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 Board reviewed the Hearing Committee recommendations for the September hearing. Mr. Neubauer made a motion, seconded by Ms. Guzman, to approve the recommendations as presented. Motion passed with three in favor and Mr. Foote & Ms. Thomas abstaining.
- B. **Write Offs-** The Board reviewed the write offs. Mr. McGinty made a motion, seconded by Ms. Guzman, to approve. Motion passed unanimously.
- C. **HOA/Metro Board Gathering-** Mr. McGinty made a motion, seconded by Mr. Neubauer, to approve an expenditure for a gathering of the two board. Motion passed unanimously.
- D. **Neighbor Days Overview-** Justin and Alana Willis of the Social Committee gave an overview of the Neighbor Days event. .
- E. **Social Committee Funding-** The Board and members of the Social Committee discussed the way the Social Committee is funded. The HOA Supervisor stated that she will draft a policy for event and committee expenditures to be reviewed at the next meeting.
- F. **Trunk or Treat-** Mr. Neubauer made a motion, seconded by Mr. McGinty, to approve an amount not to exceed \$500 for the Association's booth at Trunk or Treat. Motion passed unanimously.
- G. **Seed Swap-** Mr. McGinty made a motion seconded by Ms. Guzman to approve \$400 for the Seed Swap program. Motion passed with five in favor and Ms. Thomas abstaining.

- IX. **HOMEOWNER REQUESTS-** The Board reviewed requests from homeowners regarding appeals and extensions. Ms. Thomas made a motion, seconded by Mr. McGinty, 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 7:39 pm.