



Master Homeowners Association for Green Valley Ranch

**BOARD MEETING MINUTES
GREEN VALLEY RANCH RECREATION CENTER
April 23, 2008**

- I. ESTABLISH A QUORUM** – Four of the seven Directors needed. T.J. Stone called the meeting to order at 5:40 P.M. The Board of Directors went into Executive Session at 5:40 P.M. and came out of Executive Session at 6:15 P.M. A quorum was established with the following Board Members in attendance: T.J. Stone – President; Gary B. Haley – Vice President; Marlene Martin – Secretary/Treasurer; Norm Avery – Member at Large; Olivia Chambers – Member at Large; and Joanne True – Member at Large. Bill Talbert – Member at Large, was absent and his absence was considered excused.

District Delegates Present – Beverly Cribari (District 1); Dixie Witcher (District 5); Richard Brown (District 7); Joanne True (District 8); John Smith (District 10) arrived at 7 P.M.; Walt Cross (District 16); Marlene Martin (District 19); and Gary B. Haley (District 21).

Homeowners and Residents Present – Les Alexander, Chuck Britton, Erleen Brown, and Elaine Smith.

Others Present – Paul Hebenstreit, Association Manager and Rob Lego, Association Representative.

Chairman Stone welcomed those in attendance.

Agenda Approval – The Board of Directors reviewed the agenda. Consideration of the Sign Policy was added under new business. The agenda was then approved by consensus.

- II. EXECUTIVE SESSION** – A motion was duly made, seconded and unanimously carried to adjourn into Executive Session at 5:40 P.M. and came out of executive session at 6:15 P.M. to start the general meeting. A motion was duly made, seconded and unanimously carried to reconvene the executive session at 7:43 PM. The executive session ended at 7:56 PM

III. HOMEOWNERS AND GUESTS TO ADDRESS THE BOARD –

- A. District Delegate Reports and Correspondence** – There were no reports.

- B. Homeowners to address the Board** – There were no homeowners to address the Board.
 - C. General Correspondence** – There was none to be reviewed or discussed.
 - D. Other** – There were no other items.

- IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – Chairman Stone, Director Martin and Director Haley disclosed their common interest as campaign candidates for the GVR Metropolitan District Board elections, and will not participate in the vote on the sign policy. Director True disclosed a conflict of interest as she participated in the Hearing on April 9, 2008, and will abstain from the approval of the hearing committee’s recommendations. No other disclosures were disclosed.

- V. BOARD MEETING MINUTES APPROVAL** –
 - A. February 28, 2008 Board Meeting Minutes Approval** – On a motion duly made, seconded and unanimously carried, it was resolved to approve the Board Meeting Minutes of February 28, 2008, as amended.

- VI. FINANCIAL REVIEW**
 - A. Investment Considerations** – There are no funds currently invested in CD’s at RBC Wealth Management. All funds are currently held in a money market account.
 - B. Other** – There were no other items.

- VII. ASSOCIATION MANAGER REPORT**
 - A. Management update** – Paul Hebenstreit presented the Board of Directors with a report of activities for the past month.
 - B. Other** – There were no other items.

VIII. UNFINISHED BUSINESS

- A. May 17, 2008 Annual Delegate District Meeting** – Homeowner information has been included in the April and May Newsletters.
- B. Other** - There were no other items.

IX. NEW BUSINESS

- A. Homeowner correspondence requesting Board response -**
 - 1. 4452 Ensenada St., 2nd Appeal** – Homeowner was not present. The homeowner had requested this opportunity to appeal the decision of the Board from the February 28, 2008 Board meeting. The Association Manager will contact owner.
- B. Approval of Hearing Committee Decisions** – After review and discussion, on a motion duly made, seconded and carried by the majority it was resolved to approve the April 9, 2008 recommendations, as submitted. Joanne True abstained.
- C. Clarification on Hearing Rules** – It was discovered that there is an administrative problem in the hearing rules guidelines. On a motion duly made, seconded and carried unanimously, the last sentence is amended to start the fifteen day response period after the Board approves the Hearing Committee recommendations. Per Board policy, the revision will be sent to Association's attorney for review.
- D. Clarification on Schedule of Fines** – The Board will reconvene the fees and fines committee to revise and clarify the Association's Fee and Fine Schedule. A motion was duly made, seconded and unanimously carried to use the fine schedule that was effective as of January 1, 2006 and include the fine amounts used by the Association in effect since that time.

- E. Review Site Restrictions on Basketball Hoops** – Paul Hebenstreit indicated that he has discussed the interpretation of Rule 3.12 and 3.61 regarding storing portable basketball hoops out of view when not in use. After Board discussion, a motion was duly made, seconded and unanimously carried to change the last sentence of section 3.61 of the Residential Guidelines to read “With the exception of basketball backboards all other play and sports equipment must be stored out of view when not in use.” Violation letters will only be sent to those owners who leave the portable hoops on the sidewalks, in the streets, tipped over or in disrepair.
- F. Verify number of votes per Delegate District** – The 2008 District Delegate Lot/Vote Count was presented to the Board. The report will be sent to the District Delegates in order for them to verify the total number of lot/vote counts in each delegate district. The Annual District Delegate Meeting will be June 14, 2008 at the GVR Recreation Center, 4890 Argonne Street at 11 A.M.
- G. Other: Consideration of Sign Policy for current Election** – **The Board discussed** the placement of political signs for the upcoming 2008 Metro District election on the common areas, which are owned by the Association. A motion was duly made, seconded and carried by a majority of disinterest Directors that only one sign with dimensions of 18x24 inches will be allowed on each Association controlled lot for only those locations which have been previously approved by the District under its current Sign Policy. Any excess signage shall be removed as of 7:00 A.M. Friday, April 25, 2008 through 7:00 P.M. May 6, 2008. Director Martin was included in the quorum of Directors during the vote, but abstained. Director Haley and Chairman Stone also abstained.
- 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 7:57 P.M.

/s/ _____
Marlene Martin, Secretary