



Master Homeowners Association for Green Valley Ranch

**BOARD SPECIAL MEETING MINUTES
GVR METROPOLITAN DISTRICT ADMINISTRATION BUILDING
MAY 1, 2008**

- I. ESTABLISH A QUORUM** – Four of the seven Directors needed. T.J. Stone called the meeting to order at 6:00 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 (present by phone), Olivia Chambers – Member at Large, Joanne True – Member at Large. William Talbert – Member at Large was absent and his absence was considered excused. .

District Delegates Present: Marlene Martin (District 19), Joanne True (District 8), Gary B. Haley (District 21).

Homeowners and Residents Present: none

Others Present: Paul Hebenstreit, Association Manager.

Agenda Approval - The Board of Directors reviewed the agenda. The agenda was then approved by consensus.

- A. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES**
– Chairman Stone, Director Martin, and Director True disclosed their common interest as serving on both the GVR Metro District Board and GVR Master HOA Board, and will not participate in the vote on Exhibit A or the transfer of properties from the HOA to the Metro District.

II. FINAL APPROVAL OF MAINTENANCE AGREEMENT – EXHIBIT A

- A.** Extensive explanations were given and discussion was had. It was explained that the Metro District by statute does have the authority to perform the maintenance requirements. It was agreed that the board would get a legal opinion as to the legality for the HOA to enter a foreclosed property to do repairs and cosmetic improvements. There would be an addendum to the agreement if it was determined that this was not legal. It was also mentioned that Item 6 on page 3 should include SB89. It was also stated that Gary's name should be corrected to read Gary B. Haley. On a motion duly made and seconded the maintenance agreement with the Metro District was approved by a vote of 3 in favor, 3 abstaining due to conflict by serving on both boards.

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III. TRANSFER OF PROPERTIES TO THE GVR METRO DISTRICT

- A.** There was extensive discussion regarding the future transfers of properties based on the passing of 5A in November. The discussion was that the best way to handle this would be for the HOA to Quit Claim any properties currently owned by the HOA back to Oakwood and Oakwood would Quit Claim them to the Metro District. This can be accomplished due to the fact that in 2001 the District Delegates recommended to the Board and approved by the Board that the HOA would no longer accept any properties. This was filed with the Secretary of State. On a motion duly made and seconded the transfer of Master HOA held property to the GVR Metro District was approved by a vote of 3 in favor, 3 abstaining due to conflict by serving on both boards.

- IV. 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 6:44 P.M.

/s/
Marlene Martin, Secretary