



Master Homeowners Association for Green Valley Ranch

**BOARD MEETING MINUTES
GREEN VALLEY RANCH RECREATION CENTER
May 28, 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 6:09 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 for cause.

District Delegates Present –Dixie Witcher (District 5); Joanne True (District 8); Marlene Martin (District 19); and Gary B. Haley (District 21); Sandra Thomas (District 17); Paul Gilberto (District 2).

Homeowners and Residents Present – Les Alexander, Chuck Britton, Brianna Davis, James Davis, and Charles Spratt,.

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

Chairman Stone welcomed those in attendance.

Agenda Approval – The Board of Directors reviewed the agenda. 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 6:09 P.M. to start the general meeting. Issues involving delinquencies were discussed. Also discussed was the legal opinion from the attorney regarding the Association's right to enter upon private property.

III. HOMEOWNERS AND GUESTS TO ADDRESS THE BOARD –

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

B. Homeowners to address the Board – Charles Spratt inquired about the status of the lawsuit with Westwind Management. Chairman Stone indicated that the lawsuit was ongoing at this time. Charles Spratt made inquiries on a number of budget issues regarding the Green Valley Ranch Metro District budget. He was advised by chairman Stone that these questions should be addressed to the Metro District Board at their next meeting. Chuck Britton asked if he would be able to obtain a copy of the April financials for the HOA. He was advised by Chairman Stone to submit his request to the HOA Management and it would be provided to him.

C. General Correspondence – The letter addressed to the Association Manager from an irate homeowner was reviewed. If this should occur again in the future the Board will consider having the Association's attorney contact the owner in writing regarding the inappropriate behavior.

D. Other – There were no other items.

IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES – Director True disclosed a conflict of interest as she participated in the Hearing on May 14, 2008, and will abstain from the approval of the hearing committee's recommendations. Director True will abstain from the decision regarding the establishment of an HOA checking account and the Financial Expenditure Policy because she is also a member of the Metro District Board. Director Martin, Director Haley, and Director True will abstain from approval on the revised District Delegate Lot/Vote count because they are currently Delegates for their respective Districts.

V. BOARD MEETING MINUTES APPROVAL –

A. April 23, 2008 Board Meeting Minutes Approval – On a motion duly made, seconded and unanimously carried, it was resolved to approve the Board Meeting Minutes of April 23, 2008.

B. May 1, 2008 Board Special Meeting Minutes Approval – On a motion duly made, seconded and unanimously carried, it was resolved to approve the Special Board Meeting Minutes of May 1, 2008 as amended.

VI. FINANCIAL REVIEW

A. April 2008 Financial Statements – The unaudited financials for the period ending April 30, 2008 were reviewed.

B. Bank Account Consideration – The Board discussed opening a checking account for the Association to use for cash revenues from collections and events and expenses such as lien recording fees, functions, etc. Signatories on the account will be the Association Manager (Paul Habenstreit); Association

Representative (Rob Lego), and Executive Officers of the Board (President, Vice President and Secretary/Treasurer). The Association Manager and Association Representative will have limited authority up to a maximum of \$1,000.00. On a motion duly made, and seconded it was resolved to approve the establishment of said checking account in the Association's name. Four votes in favor, one vote against, and one abstention.

- C. Financial Expenditure Policy – Chairman Stone distributed a draft of the proposed policy to the Board members for review and discussion. . On a motion duly made, and seconded it was resolved to approve the proposed policy and forward to the Association's attorney for review. Five votes for, and one abstention. The document should be back from the attorney in time to be put on the July meeting agenda for public hearing.

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. **Clarification on hearing Rules** – The attorney needs clarification from the Board on what is trying to be accomplished with the revision. It was indicated that the past practice has always been for the Board to approve the Hearing committee's recommendations prior to contacting the homeowner of the decision. Board instructed Association Manager to contact the Attorney with the additional information and provide Board with section in the association documents that defines duties and responsibilities.
- B. **Review Site Restrictions on Basketball Hoops** – Did not receive the attorney's response. Will defer to the next meeting of the Board
- C. **Other** - There were no other items.

IX. NEW BUSINESS

- A. **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 May 14, 2008 recommendations, as submitted. Joanne True abstained.
- B. **Fees and Fines Committee** – The Board discussed the need to update the Fees and Fine Schedule. The committee will meet on June 10, 2008 at 6:00 P.M. to review and update the schedule.

- C. District Delegate Annual Meeting** – The Association Manager reported that the notices for the Annual District Delegate meeting to be held on June 14, 2008 at the GVR Recreation Center were mailed on May 28, 2008. The election process was reviewed.
- D. Approval of District Delegate Lot/Vote** – The updated Lot/Vote count was reviewed for approval. On a motion duly made, and seconded it was resolved to approve the revised Lot/Vote count dated May 28, 2008. Three Votes in favor and three abstentions.
- E. GVR Days Organizational Discussion** – The Board reviewed last year’s food costs and discussed the amount needed for food, door prizes, lifeguards, etc. On a motion duly made, seconded and unanimously carried, it was resolved to approve \$10,000 for the cost of this year’s event.
- F. Garage Sale June 20-21** – The organization of the garage sale was discussed. There will be three banners displayed at the GVR monuments in addition to newspaper ads being placed to advertise the event.
- G. Foreclosure Recovery Proposal** – Gary Haley proposed working with other community organizations and members of the real estate community to promote the desirability of the Green Valley Ranch community as a great place to live.
- 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 8:00 P.M.

/s/ _____
Marlene Martin, Secretary