



Master Homeowners Association for Green Valley Ranch

**BOARD MEETING MINUTES
GREEN VALLEY RANCH RECREATION CENTER
October 22, 2008**

- I. ESTABLISH A QUORUM** – Four of the seven Directors needed. T. J. Stone called the meeting to order at 5:30 P.M. A quorum was established with the following Board Members in attendance: T.J. Stone – President; Gary B. Haley - Vice President; Joanne True, Secretary/Treasurer; Olivia Chambers, Director; Beverly Cribari, Director; James Davis, Director; Marlene Martin, Director.

District Delegates Present – Beverly Cribari (District 1); Dixie Witcher (District 5); Richard Brown (District 7); Joanne True (District 8); Walt Cross (District 16); Sandra Thomas (District 17); Marlene Martin (District 19); and Gary B. Haley (District 21).

Homeowners and Residents Present – Les Alexander; Chuck Britton; Earleen Brown; Eric Gravenson; Don Greer; Vianey Hernandez (and husband & child); Anitra McGhee; Kay McNamara; Levi Pratt; Nick & Linda Streno; and Fenna & Jim Tanner.

Others Present – Brianna Davis, Newsletter Editor; Andrew Pimental, District Manager, GVR Metropolitan District; Betsy Taylor, Association Manager; and Maribel Gonzalez, Association Representative.

Chairman Stone welcomed those in attendance.

Agenda Approval – The Board of Directors reviewed the agenda and it was approved by consensus.

- II. EXECUTIVE SESSION** – Chairman Stone entertained a motion to enter into executive session to discuss matters subject to Mediation, the Performance Audit and other legal issues. On a motion duly made, seconded and unanimously carried, the Board entered into Executive Session at 5:35 P.M. The Regular Board Meeting reconvened at 6:10 P.M. The Board returned to executive session at 7:15 P.M.

III. HOMEOWNERS AND GUESTS TO ADDRESS THE BOARD -

- A. District Delegates Reports and Correspondence** – Beverly Cribari, District 1 Delegate, thanked Mr. Pimental, GVR Metropolitan District Manager, for taking action on a number of items which she had emailed to him.

B. Homeowners to address the Board – There were no unanswered questions.

Fenna Tanner inquired when a meeting would be scheduled between both the HOA Board and the Metro District Board. Chairman Stone stated that the two Boards were currently working towards establishing an agenda for the meeting and a date had not yet been set.

Eric Gravenson inquired about the status of the Association's 2009 budget and the submission process to the Metro District and their funding. Chairman Stone informed the attendees that a meeting on the budget was scheduled for Saturday, October 25 at 10:00 A.M. at the District's Administration Building to go over the first draft of the budget.

Chuck Britton stated several comments regarding the Association and one of its Directors, at which point the Association's attorney, Lee Freedman, stopped him immediately and corrected Mr. Britton's statements with the facts.

C. General Correspondence – The Directors reviewed the general correspondence prior to the meeting. There were no unanswered questions

D. Other – There were no other Homeowners or Residents to address the Board

IV. CONFLICTS OF FINANCIAL AND/OR COMMON INTEREST DISCLOSURES
– There were no conflicts of interest disclosures for agenda items.

V. BOARD MEETING MINUTES APPROVAL -

A. August 27, 2008 Board Meeting Minutes Approval – On a motion duly made, seconded, and unanimously carried, it was resolved to approve the Board Meeting Minutes of August 27, 2008.

B. September 11, 2008 Special Board Meeting Minutes Approval – On a motion duly made, seconded, and unanimously carried, it was resolved to approve the Special Board Meeting Minutes of September 11, 2008.

C. September 24, 2008 Special Board Meeting Minutes Approval – On a motion duly made, seconded, and unanimously carried, it was resolved to approve the Special Board Meeting Minutes of September 24, 2008.

VI. FINANCIAL REVIEW

- A. Unaudited August 2008 Financial Statement Approval** – The Board of Directors carefully reviewed the unaudited August 2008 Financial Statement. On a motion duly made, seconded and unanimously carried, it was resolved to approve the August 2008 Financial Statement, subject to final audit.
- B. Unaudited September 2008 Financial Statement Approval** - The Board of Directors carefully reviewed the unaudited September 2008 Financial Statement. On a motion duly made, seconded and unanimously carried, it was resolved to approve the September 2008 Financial Statement, subject to final audit.
- C. Other** – There was no other financial business to be conducted.

VII. ASSOCIATION MANAGERS REPORT

- A. Management Update** – Due to time constraints, there was no Manager’s report given at this meeting.
- B. Committee Updates** – Due to time constraints, there were no Committee updates at this meeting.
- C. Holiday Lights Tour**– Due to time constraints, there was no update given at this meeting.
- D. Other** – Due to time constraints, there were no manager items discussed.

VIII. UNFINISHED BUSINESS

- A. Clarification on Hearing Rules** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- B. Review Site Restrictions – Basketball hoops/Play Structures** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- C. Consider – Apollo Credit Contract** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- D. Other** – Due to time constraints, there was no other unfinished business to conduct.

IX. NEW BUSINESS

- A. Hearing Recommendations of October 8, 2008 Approval** – After careful review and discussion, on a motion duly made, seconded and carried by a majority vote of six in favor, none not in favor, and one abstention, it was resolved to approve the October 8, 2008 recommendations as submitted. Director True abstaining, as she was a member of the October 8, 2008 Hearing Committee.
- B. 21094 E. Scott Place Landscaping Appeal** – The homeowner was not present.
- C. 4304 Ceylon Court Landscaping Appeal** - The homeowner was not present.
- D. 4301 Ceylon Street Commercial Vehicle Appeal** – The homeowner had a last minute emergency and was not present, but provided a packet of information for the Board.
- E. 18943 E. 44th Avenue Landscaping Appeal** – The homeowner requested the Board grant an extension to complete the landscaping. After careful review; consideration of all letters and pictures provided; and discussion with the homeowner, the Board agreed that significant improvement had been made to the property. On a motion duly made, seconded and unanimously carried, it was approved that the homeowner would be granted an extension until May 1, 2009 to bring the landscaping in compliance or the fine and lien noticed in the Association’s August 18, 2008 letter would be immediately assessed.
- F. 19979 Mitchell Circle Landscaping Appeal** – The homeowner requested the Board grant an extension to complete the landscaping. The Board carefully reviewed the information provided and noted that she was previously at the September hearing for another violation which she had corrected prior to the meeting wherein the Hearing Committee’s recommendation was “No fine at this time.” The Hearing Committee requested she complete ARC forms for her additional projects. After careful review; consideration of all letters and pictures provided; and discussion with the homeowner, on a motion duly made, seconded and unanimously carried, it was approved that the homeowner would be granted an extension until May 1, 2009 to have the landscaping in compliance or the fine and lien referred to in the Association’s August 18, 2008 letter would be immediately assessed. Translation services for the homeowner were provided by Maribel Gonzalez, HOA Representative.

- G. November 18, 2008 Special Board Meeting** – The Board approved by consensus to convene a Special Board Meeting to consider Hearing Recommendation of November 12, 2008. The Special Board Meeting will be held at the GVR Recreation Center at 6:00 P.M. on Tuesday, November 18, 2008 or Thursday, November 20 if the room at the Recreation Center is not available for the first choice.
- H. Fees & Fines Committee Recommendations** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- I. Vangilder Insurance Policy** - Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- J. 19365 Adak Place Fine & Fee Reduction Referred per Bob Hoehn** – The homeowner was not present. Pending litigation, homeowner requested the Board reduce the \$500.00 rule violation and \$330.00 associated administrative fees fifty percent (50). After review and extensive discussion, on a motion duly made, seconded, the motion to reduce the fines was not approved by a majority vote of one in favor, five not in favor, and no abstentions. After additional discussion, on a motion duly made, seconded and unanimously carried it was resolved to reduce the Rule Violation fine by \$250.00 and the Administration fees by \$165.00, thus giving her a \$415.00 reduction in the total amount due. The Board further request her agreement with the law firm state any payment missed will result in the immediate re-establishment of the full amount of fees and fines with additional associated aggregate attorney's fees and court costs.
- K. Other** – There was no other new business to conduct.
- 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/

Joanne True, Secretary