



Master Homeowners Association for Green Valley Ranch

**SPECIAL BOARD MEETING MINUTES
GREEN VALLEY RANCH RECREATION CENTER
November 18, 2008**

- I. ESTABLISH A QUORUM** – Four of the seven Directors needed. T. J. Stone called the meeting to order at 6:05 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; and Marlene Martin, Director. Beverly Cribari, Director and James Davis, Director were excused for cause.

District Delegates Present – Dixie Witcher (District 5); Joanne True (District 8); Marlene Martin (District 19); and Gary B. Haley (District 21).

Homeowners and Residents Present – Chuck Britton; Earleen Brown; John & Elaine Smith; and Charles Spratt.

Others Present – Lee Friedman, Association Legal Counsel; and Betsy Taylor, Association Manager.

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 at 5:40 P.M. to discuss matters subject to the District's Response to the 20-day letter; the District's Public Meeting request; two (2) Notice of Election & Demand letters from Rothgerber Johnson and Lyons LLP; and other legal issues. On a motion duly made, seconded and unanimously carried, the Board entered into Executive Session at 5:40 P.M. The Regular Board Meeting reconvened at 6:05 P.M. The Board returned to Executive Session at 7:00 P.M.

Upon coming out of Executive Session, on a motion duly made, seconded, and unanimously carried, it was the agenda was amended to delete the two (2) Notices of Election & Demand from Rothgerber Johnson and Lyons LLP.

III. PUBLIC COMMENT PERIOD -

- A. General Correspondence** – The Board reviewed a letter written by Krystal A. Mires requesting to become a member of the Hearing Committee. On a motion duly made, seconded, and unanimously carried, it was approved to add the homeowner to the requested Committee. The Directors reviewed the general correspondence prior to the meeting. There were no unanswered questions.
- B. Other** – There were no 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. 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.
- B. 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.
- C. October 7, 2008 Special Board Meeting Minutes Approval** – On a motion duly made, seconded, and unanimously carried, it was resolved to approve the Board Special Board Meeting Minutes of October 7, 2008.

VI. FINANCIAL REVIEW

- A. Review HOA request for change to deposit procedures** – On a motion duly made, seconded, and unanimously carried, it was resolved to approve the further enforce the protection of Association funds' use for the benefit of the Association by request by requiring the GVR Metropolitan District deposit Association funds in an Association named account.
- B. Other** – There was no other financial business to conduct.

VII. ASSOCIATION MANAGERS REPORT

- A.** No report was provided by the Association Manager.

VIII. UNFINISHED BUSINESS

- A. **4301 Ceylon Street Commercial Vehicle Appeal** – The homeowner, again, had a last minute emergency and was not present, but provided an additional packet of information for the Board. The homeowner will be given one final extension until the December 3, 2008 meeting to present their appeal.
- B. **Fees & Fines Committee Recommendations** – The Board reviewed the recommendations recommendation and requested additional information, and agreed by consensus to review this item at a future meeting.
- C. **Vangilder Insurance Policy** – After careful review of the policy renewal letter and discussion, on a motion duly made, seconded and unanimously carried it was resolved to approve renewal of the policy.
- D. **Clarification on Hearing Rules** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- E. **Review Site Restrictions – Basketball hoops/Play Structures** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- F. **Consider – Apollo Credit Contract** – Due to time constraints, Board agreed by consensus to review this item at a future meeting.
- G. **Other** – Due to time constraints, there was no other unfinished business to conduct.

IX. NEW BUSINESS

- A. **Hearing Recommendations of November 12, 2008 Approval** – After careful review and discussion, on a motion duly made, seconded, and unanimously carried, the Board approved the November 12, 2008 Hearing Committee recommendations as amended. The Board amended recommendation #5152 allowing the homeowner the opportunity to appeal the recommendation at the December 3, 2008 Regular Board Meeting or the recommended fine and lien will be approved.

- B. Registered Neighborhood Organization Request** – The Association received notification of a zoning application for 4115 Dunkirk Court. After review and discussion, the Board agreed by consensus that the Association would not file a response against this application.
 - C. 21032 E. 45th Ave. Payment Plan** – After review of information provided by Rothgerber Johnson and Lyons LLP and discussion, on a motion duly made, seconded, and unanimously carried, the Board approved a payment plan for 21032 E. 45th Avenue requiring \$100 monthly payments until paid in full and stipulated that the violation must be corrected by May 1, 2009.
 - D. 20450 Kelly Place Landscaping Appeal** – The homeowner requested the Board grant an extension to complete landscaping. After careful review and consideration, on a motion duly made, seconded, and unanimously carried, the homeowner was granted an extension until May 1, 2009 to bring the landscaping in compliance.
 - E. 20686 Scott Circle Landscaping Appeal** – The homeowner was not present. The Board agreed by consensus to review the appeal at the December 3, 2008 meeting.
 - F. December 17, 2008 Special Board Meeting** – The Board approved by consensus to convene a Special Board Meeting to consider Hearing Recommendation of December 17, 2008. The Special Board Meeting will be held at the GVR Recreation Center at 6:00 P.M. on Thursday, December 18, 2008.
 - G. Approve Current Budget Draft #3** – After careful review and discussion, on a motion duly made, seconded, and unanimously carried, it was resolved to approve the 2009 Budget Draft #3.
 - H. Consider Rothgerber Johnson & Lyons Contract** – After careful review and discussion, on a motion duly made, seconded and unanimously carried, the Board approved the new Rothgerber, Johnson & Lyons LLP contract as presented.
 - I. 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