



Master Homeowners Association for Green Valley Ranch

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

- I. ESTABLISH A QUORUM** – Four of the seven Directors needed. T. J. Stone called the meeting to order at 6:10 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; James Davis, Director (arrive at 6:18 P.M.); and Marlene Martin, Director (arrived at 6:12 P.M.). Beverly Cribari, Director, was excused for cause.

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

Homeowners and Residents Present – Earleen Brown.

Others Present – Betsy Taylor, HOA Manager.

Chairman Stone welcomed those in attendance.

Agenda Approval – The Board of Directors reviewed the agenda and it was approved by consensus with an addition to IX. New Business, E.-Discuss District #26 Delegate Jose Chavez, IX. New Business, F.-Discuss Krystal Mires appointment to Hearing Committee, and then IX. New Business, G-Other.

- II. HOMEOWNERS AND GUESTS TO ADDRESS THE BOARD** – There was no Public Comment Period at tonight’s meeting.
- A. General Correspondence** – The Board of Directors reviewed the general correspondence prior to the meeting. There were no unanswered questions.
- III. CONFLICTS OF FINANCIAL AND/OR COMMON INTEREST DISCLOSURES** – There were no conflicts of interest disclosure for agenda items.
- IV. BOARD MEETING MINUTES APPROVAL -**
- A. October 22, 2008 Board Meeting Minutes Approval** – On a motion duly made, seconded, and unanimously carried, the October 22, 2008 meeting minutes were approved.

- B. November 18, 2008 Special Board Meeting Minutes Approval** - On a motion duly made, seconded, and unanimously carried, the November 18, 2008 meeting minutes were approved.
- C. December 3, 2008 Board Meeting Minutes Approval** - On a motion duly made, seconded, and unanimously carried, the December 3, 2008 meeting minutes were approved.

V. FINANCIAL REVIEW

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

VI. ASSOCIATION MANAGERS REPORT

- A. Management Update** – The Board reviewed minutes from the last four (4) meetings. There were no unanswered questions.
- B. Committee Updates** – The Board reviewed minutes from numerous Committees. There were no unanswered questions.
- C. Other** – There were no other association manager items to review.

VII. UNFINISHED BUSINESS

- A. Fees & Fines Committee Recommendations** – After careful review and discussion, the Board requested additional information. On a motion duly made, seconded, and unanimously carried, the Board deferred the final review at a future meeting. The Fees & Fines Committee agreed to provide the additional information requested.

- B. Review letter from Metro District** – After careful review and consideration, the Board requested the Association Manager gather specific documents requested from either the GVR Metro District Manager or Accountant for review at a future meeting.
- C. Clarification on Hearing Rules** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- D. Review Site Restrictions – Basketball hoops/Play Structures** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- E. Consider – Apollo Credit Contract** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- F. Other** – There was no other unfinished business to consider.

VIII. NEW BUSINESS

- A. Hearing Recommendations of December 17, 2008 Approval** – After careful review and discussion, on a motion duly made, seconded, and unanimously carried, the Board approved the December 17, 2008 Hearing Committee recommendations as amended. The Board amended recommendation #5225 to read “No fine at this time.”
- B. 20370 E. 42nd Ave. Reduction of Fees Approval** – 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 reducing the late fees from \$50.00 to \$25.00 and the administrative fees from \$100.00 to \$50.00 and stipulating the balance of the account must be paid in two (2) payments to be completed by January 31, 2009.
- C. 4334 Ceylon St. Car Cover Definition Appeal** – After careful review and consideration, on a motion duly made, seconded and unanimously carried, the Board decided to grant a variance with the stipulation that the “All-Around Window Protector” would only be used in the winter months of November through March.
- D. Association Response to Denver’s NSP Grant Application** – The Board reviewed the response filed by Chairman Stone. There were no unanswered questions.
- E. District #26 Delegate Vacancy** – After careful review and discussion, on a motion duly made, seconded and unanimously carried, the Board agreed to declare the District Delegate position for District #26 vacant.

- F. Appointment of Krystal Mires to the Hearing Committee** – Krystal Mires, previously appointed to the Hearing Committee is not an Association Homeowner, but a renter. The Residential Improvement Guidelines and Site Restrictions require Hearing Committee members be Homeowners, therefore Ms. Mires shall not be a member of the Hearing Committee. The HOA Association Manager will contact Ms. Mires to see if she would like to serve on another committee.
- G. Other** – There was no other new business to conduct.
- IX. EXECUTIVE SESSION** – The Board of Directors went into Executive Session at 7:20 P.M. to discuss legal matters. The Regular Board Meeting reconvened at 7:55 P.M.
- 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