



Master Homeowners Association for Green Valley Ranch

**SPECIAL BOARD MEETING MINUTES
GREEN VALLEY RANCH RECREATION CENTER
January 28, 2009**

- 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 (arrived at 6:20 P.M.); and Marlene Martin, Director. Beverly Cribari, Director, was excused for cause.

District Delegates Present – Don Greer (District 3); Dixie Witcher (District 5); Richard Brown (District 7); Joanne True (District 8); John Smith (District 10); Bill Helfrich (District 12); V. Lorraine Muniz (District 14); Walt Cross (District 16); Marlene Martin (District 19); Gary B. Haley (District 21); and Larry Nunez (District 23).

Homeowners and Residents Present – Ines Aramburu; Chuck Britton, GVR Metro District Board Director; Earleen Brown, GVR Metro District Board President; Lori Brown; Alvina & Alan Ferguson; Eric Gravenson; Terri Loggins; Ron Mirabal; Oscar Martinez; Jeff Nichols; Anthony Noble, GVR Metro District Board Treasurer; Elaine Packard; Vincent Paklazzotto; Zakieh Rahimie; Mary Schumer, GVR Metro District Board Secretary; Elaine Smith; Charles Spratt; Michelle Sykes; and Jim & Fenna Tanner;

Others Present – Betsy Taylor, HOA Association Manager; Andrew Pimental, GVR Metro District Manager; and Beatriz Avila, HOA Observer.

Chairman Stone welcomed those in attendance. **It was noted for the record that the GVR Metropolitan District Directors created a quorum of their Board without notice to the public present.**

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 the January 26, 2009 court hearing with the GVR Metropolitan District. On a motion duly made, seconded and unanimously carried, the Board entered into Executive Session at 7:50 P.M. The Regular Board Meeting reconvened at 8:10 P.M.

- III. HOMEOWNERS AND RESIDENTS TO ADDRESS THE BOARD** – There was no time available for Homeowner comments after the business section of the meeting.
- A. General Correspondence** – The Board of Directors reviewed the general correspondence prior to the meeting. There were no unanswered questions.
 - B. Other** – There was not time available for other Homeowner or Resident comments.
- 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. December 14, 2008 Special Board Meeting Minutes Approval** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
 - B. December 18, 2008 Special Board Meeting Minutes Approval** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- VI. FINANCIAL REVIEW**
- A. December 2008 Financial Statements** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
 - B. Annual Budget** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
 - C. Other** – Due to time constraints, there was no other financial business to be conducted.
- VII. ASSOCIATION MANAGERS REPORT**
- A. Management Update** – Due to time constraints, the Board agreed by consensus to review the Management Update at a future meeting.
 - B. Committee Updates** – Due to time constraints, the Board agreed by consensus to review Committee information at a future meeting.
 - C. Other** – Due to time constraints, there were no other reports considered.

VIII. UNFINISHED BUSINESS

- A. 4301 Ceylon Street Appeal of Commercial Vehicle** – The homeowner was present. The Board noted that there was only one bid submitted. The Board requested the homeowner provide at least one additional quote to the Association Manager by February 13, 2009.
- B. Fees & Fines Committee Recommendations** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- C. ARC Recommendations** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- D. Presentation of Gift to Board** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- E. Clarification on Hearing Rules per Hearing Committee Request** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- F. Review Site Restrictions on Basketball Hoops (3.12) and Play Structures (3.61)** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- G. Consider Apollo Credit Contract** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- H. Other** – Due to time constraints, there was no other unfinished business considered.

IX. NEW BUSINESS

- A. Approve 01/14/09 Hearing Committee Recommendations** – After careful review and discussion, on a motion duly made, seconded, and carried by the majority vote of four in favor, none not in favor and three abstentions, it was resolved to approve the January 14, 2009 recommendations as amended. The Board amended recommendation #5236 to read “No fine at this time.”
- B. 20686 E. Scott Circle Landscaping Appeal** – The homeowner was present and presented information to the Board. After review and discussion, on a motion duly made, seconded, and unanimously carried, it was resolved to grant and extension until May 1, 2009 to bring the landscaping in compliance, or the violation would be referred directly to the Hearing Committee.

- C. 20522 E. 43rd Ave. Car Cover Appeal** – The homeowner was present and presented information to the Board. After review and discussion, on a motion duly made, seconded, and unanimously carried, it was resolved to refer this violation to legal counsel.
- D. 20742 E. 43rd Ave. Landscaping Violation** – The homeowner was present and presented information to the Board. After review and discussion of the information presented, on a motion duly made, seconded, and unanimously carried, it was resolved to reduce the rule violation fee to \$0.00 and the lien filing fee to \$20.00. The balance of the account will be \$50.00.
- E. 20850 E. Scott Circle Fence Violation** – The homeowner was present and presented information to the Board. After review and discussion of the information presented, on a motion duly made, seconded, and unanimously carried, it was resolved to reduce the amount due on the statement to \$508.00. The \$104.96 in attorney's fees listed is to be offset by the amount due to Westwind from the Association.
- F. 20881 E. 42nd Avenue Landscaping Violation** – The homeowner was present and presented information to the Board. The Board noted the homeowner was double-charged by Westwind for a single landscaping violation. After review and discussion of the information presented, on a motion duly made, seconded, and unanimously carried, it was resolved to waive \$160.00 in administration fees and \$300.00 in rules violation fines.
- G. 18666 E. 40th Place Basketball Backboard Appeal** – The homeowner was present and presented information to the Board. After review and discussion of the information presented, on a motion duly made, seconded, and unanimously carried, it was resolved to reduce the following items: rule violation to \$50.00; lien filing fee to \$20.00; and administration fees to \$30.00. The homeowner balance is \$100.00. Beatriz Avila, HOA Observer, provided interpreting services for this homeowner.
- H. 4323 Lisbon Street ARC Denial Appeal** – The homeowner was present and presented information to the Board. After review and discussion the Board agreed by consensus all Board members to drive by this residence and review the paint color currently on the house. The house was painted without gaining ARC approval prior to starting.
- I. 4314 Liverpool Court Landscaping Appeal** – There was no representative present to address this violation. After review and discussion, the Board noted the homeowner had a November 1, 2008 deadline to have landscaping in compliance. on a motion duly made, seconded, and unanimously carried, it was resolved to uphold the fine and lien to property as recommended by the Hearing Committee and approved by the Board at the October 7, 2008 Board meeting.

- J. 18626 E. 42nd Avenue Non-Compliance** – The homeowner was present and presented information to the Board. After review and discussion of the information presented, on a motion duly made, seconded, and unanimously carried, it was resolved to waive any pending fees and fines associated with the covenant violation with the stipulation the homeowner provides a copy of the vehicle's registration to the Association Manager within thirty (30) days.
- K. 20342 E. 40th Place Payment Plan** – After review of information provided by Rothgerber Johnson and Lyons LLP and discussion, on a motion duly made, seconded, and unanimously carried, it was resolved to reduce the amount due by \$20.00 and authorized the attorneys to approve a repayment plan that must be paid within one year.
- L. 20755 E. 38th Place Statement Issues** – This address was presented to the Board as an example of homeowners who have refinanced their homes and will only be paying \$50.00 (status letter fee) of the original \$200.00 closing fee. The \$150.00 transfer fee will be waived since the financial transaction was never finished.
- M. Other** – Due to time constraints, 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 8:15 P.M.

/s/
Joanne True, Secretary