



Master Homeowners Association for Green Valley Ranch

**SPECIAL BOARD MEETING MINUTES  
GREEN VALLEY RANCH RECREATION CENTER  
February 2, 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; Beverly Cribari, Director; Olivia Chambers, Director; James Davis, Director; and Marlene Martin, Director.

**District Delegates Present** – Beverly Cribari (District 1); Joanne True (District 2); Marlene Martin (District 19); and Gary B. Haley (District 21).

**Homeowners and Residents Present** – No homeowner or residents were present.

**Others Present** – No others were present.

Chairman Stone welcomed those in attendance.

**Agenda Approval** – The Board of Directors reviewed the agenda and it was approved by consensus with the addition of 4D - Consider February 2009 Far Northeast Reporter.

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

**III. UNFINISHED BUSINESS**

- A. Other** – There was no unfinished business to conduct.

**IV. NEW BUSINESS**

- A. Consider Appropriate Breach Notice to District** – After review and discussions regarding the intent of Ballot Measure 5A and the 2009 Budget process, on a motion duly made, seconded, and carried by the majority vote of six in favor, none not in favor, and one abstention, the Board resolved to add three days to the resolution not signed January 31, 2009.

- B. Consider 2009 Budget Process** – The Board discussed the options related to the budget not funded by the GVR Metropolitan District. If the Association were to approve an assessment, The Board discussed what method or process would the Board use to inform the homeowners: Special Newsletter with HOA proposed budget and District approved budget; Update the Website; Include information in March 2009 Newsletter; and Hold a Public Information meeting.
  - C. Consider District refusal to reimburse 2008 expenses** – Due to time constraints, the board agreed by consensus to review this item at a future meeting.
  - D. Consider February 2009 Far Northeast Reporter** – The Board appointed Director Chambers to contact Elaine and John Smith as to the cost for equal time for equal space in their publication.
  - E. Other** – There was no other new business to be conducted.
- V. 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 7:40 P.M.

/s/ \_\_\_\_\_  
Joanne True, Secretary