



Master Homeowners Association for Green Valley Ranch

**SPECIAL BOARD MEETING MINUTES  
GREEN VALLEY RANCH RECREATION CENTER  
February 13, 2009**

- I. **ESTABLISH A QUORUM** – Four of the seven Directors needed. T. J. Stone called the meeting to order at 6:15 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; and Marlene Martin, Director. Olivia Chambers, Director and James Davis, Director were unexcused.

**Agenda Approval** – The Board of Directors reviewed the agenda and it was approved by consensus with the following addition of 6A - Discuss District Delegate duties.

- II. **EXECUTIVE SESSION** – Chairman Stone entertained a motion to enter into executive session to discuss legal matters regarding Bob Hoehn, attorney with Rothgerber Johnson and Lyons LLP and the Westwind lawsuit. On a motion duly made, seconded and unanimously carried, the Board entered into Executive Session at 6:20 P.M. The Regular Board Meeting reconvened at 7:35 P.M.

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

IV. **FINANCIAL REVIEW**

A. **Approve Accounts Payable** – After careful review and discussion, on a motion duly made, seconded and unanimously carried, it was resolved to approve the Accounts Payable for February 2009 as presented.

B. **Other** – There was no other financial business to be conducted.

V. **UNFINISHED BUSINESS -**

A. **Other** – There was no other unfinished business to be conducted.

**VI. NEW BUSINESS**

- A. District Delegate Duties** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- B. Consider Public Awareness of Budget Issues** – The Board formalized methods for public awareness: Meet with District Delegates scheduled for March 14, 2009 held at the GVR Recreation Center at 11:00 A.M.; Send a letter to Homeowners; Publish information in the Newsletter; Conduct a Public Information Meeting scheduled for March 28, 2009 held at GVR Recreation Center at 11:00 A.M.
- C. Consider 2009 Budget Draft #5** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- D. Consider Sale of Liens** – After discussion, the Board determined additional information was required.
- E. Establish Legal Services Committee** - Bob Hoehn, attorney with Rothgerber Johnson and Lyons LLP, will no longer accept accounts from the Association. After review and discussion, on a motion duly made, seconded and unanimously carried, it was resolved to create the Legal Services Committee and initially appoint TJ Stone, Marlene Martin, and James Davis as committee members.
- F. Other** – There was no other new business to conduct.

- VII. 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 7:55 P.M.

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