



Master Homeowners Association for Green Valley Ranch

**SPECIAL BOARD MEETING MINUTES
MCALISTER'S DELI
March 1, 2009**

- I. ESTABLISH A QUORUM** – Four of the six Directors needed. T. J. Stone called the meeting to order at 10:15 A.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; Marlene Martin, Director, Beverly Cribari, Director. James Davis, 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 – There were no homeowners or residents present.

Others Present – There were no others present.

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 to discuss matters subject to Financial and Legal Issues. On a motion duly made, seconded and unanimously carried, the Board entered into Executive Session at 10:55 A.M. The Regular Board Meeting reconvened at 1:20 P.M.

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

V. NEW BUSINESS

- A. Approve February 11, 2009 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 February 11, 2009 recommendations as presented.

- B. Sale of Lien on Foreclosures at Auction Policy** – After review and discussion, on a motion duly made, seconded and unanimously carried, the Board of Directors resolved to adopt the Sale of Lien on Foreclosures at Auction Policy. Emergency procedures were defined: The Buyer will be directed to Rothgerber, Johnson (Bob Hoehn); Bob Hoehn will call a designated Board member; Designated Board member will contact 2 additional Board members for approval of the sale of the lien(s); Designated Board member will notify Bob Hoehn of decision; If sale is approved, the sale amount must be for the total Accounts Receivable/Lien amount plus \$250 for Bob Hoehn' fee, plus \$50 for closing and \$50 for a RUSH fee; Payment must be Cash, certified funds, or Cashier's Check made payable to GVR HOA; and designated Board member will notify Board of sale and receipt of funds
- C. Association Storage Documents** – After review and discussion, on a motion duly made, seconded and unanimously carried, it was resolved to move the Association's storage records from the U-Haul storage locker rented and controlled by the District's to another suitable site.
- D. Association's Registered Agent** – After review and discussion, on a motion duly made, seconded and unanimously carried, it was resolved to remove Betsy Taylor and the District's address from the Secretary of States' records as Registered Agent.
- VI. ADJOURNMENT** – There being no further business to discuss, on a motion duly made, seconded, and unanimously carried, the special meeting was adjourned at 1:25 P.M.

/s/

Joanne True, Secretary