



Master Homeowners Association for Green Valley Ranch

**SPECIAL BOARD MEETING MINUTES
GREEN VALLEY RANCH RECREATION CENTER
March 19, 2009**

- I. ESTABLISH A QUORUM** – Four of the six Directors needed. T. J. Stone called the meeting to order at 5:30 P.M. A quorum was established with the following Board Members in attendance: T.J. Stone – President; Joanne True, Secretary/Treasurer; Beverly Cribari, Director; James Davis, Director; and Marlene Martin, Director. Gary B. Haley was excused for cause.

District Delegates Present – Beverly Cribari (District 1); Paul Gilberto (District 2); Joanne True (District 8); and Marlene Martin (District 19).

Homeowners and Residents Present – Ivan Araiza & Rosa Torres; Gostavo Chavez; Saran Chreng, Sotheary Chreng; James Griffith; Arthur Hale; Rid Kuoch; Andrew Martinez, Jeff Nichols; Carrie Renisate, and Jesus Sida.

Others Present – Betsy Taylor

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 5:30 P.M. The Regular Board Meeting reconvened at 6:00 P.M.

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

IV. UNFINISHED BUSINESS

- A. 4323 Lisbon St. ARC Denial Appeal** – After review and discussion, on a motion duly made, seconded and unanimously carried, the Board resolved to uphold the decision made by the Architectural Review Committee. The homeowner has been given until September 1, 2009 to repaint his home.

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

V. **NEW BUSINESS**

- A. **Approve March 11, 2009 Hearing Committee Recommendations** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- B. **3829 Odessa St. Landscaping Appeal** – After review and discussion, on a motion duly made, seconded and unanimously approved, the Board resolved to give the homeowner a May 1, 2009 deadline to have the landscaping in compliance or the fines will stay as they currently are recorded. There was no discussion about how much money would be waived if the homeowner has the landscaping in compliance by the deadline.
- C. **20960 E. 42nd Ave. Rule Violation Appeal** – After review and discussion, on a motion duly made, seconded and unanimously approved, the Board resolved to remove two (2) of the four (4) \$200.00 Closing Fee charges from the homeowners account. The Board also resolved to give the homeowner a May 1, 2009 deadline to have the landscaping in compliance or the fines will stay as they currently are recorded. There was no discussion about how much money would be waived if the homeowner has the landscaping in compliance by the deadline.
- D. **20620 Scott Cir. Landscaping Appeal** – After review and discussion, on a motion duly made, seconded and unanimously approved, the Board resolved give the homeowner a May 1, 2009 deadline to have the landscaping on the right side of the property in compliance (by either seeding or sod) or the fines will stay as they are currently recorded. There was no discussion about how much money would be waived if the homeowner has the landscaping in compliance by the deadline.
- E. **21200 E. 42nd Ave. Inoperable Vehicle Appeal** – After review and discussion, on a motion duly made, seconded and unanimously approved, since the inoperable vehicle had been fixed, the Board resolved to drop the Rule Violation fine from \$100.00 to \$0.00; drop the Lien Filing fee from \$100.00 to \$20.00; and keep the \$30.00 Administrative Fee in place. This brings the new total due from the homeowner to \$50.00. The homeowner was instructed to have these charges paid within sixty (60) days.

- F. 20691 Scott Cir. Satellite Dish Exposed Cables Appeal** – After review and discussion, on a motion duly made, seconded and unanimously approved, the Board resolved that the homeowner needs to paint the exposed cables to match the color of the house by May 1, 2009. If accomplished by that date, the \$130.00 Admin Fees would be dropped to \$50.00 and the \$100.00 Rule Violation fine would be reduced to \$0.00. This would leave a balance due from the homeowner of \$50.00.
- G. 19919 E. 47th Dr. Status Letter Appeal** – After review and discussion, on a motion duly made, seconded and unanimously approved, the Board resolved to move the entire \$200.00 Closing Fee charge to the Title Company responsible for ordering the Status Letter.
- H. 19611 E. 40th Ave. Commercial Vehicle Appeal** – After review and discussion, on a motion duly made, seconded and unanimously approved, the Board resolved to waive all pending rule violation charges on the homeowners account if he were willing to be a speaker at the June 24, 2009 Community Information Forum.
- I. 4595 Gibraltar St. Rule Violation Fine Appeal** – After review and discussion, on a motion duly made, seconded and unanimously approved, the Board resolved to reduce the \$300.00 Rule Violation fine to \$30.00.
- J. Appeal 4505 & 4507 Andes St. \$125.00 Administrative Fees on Both Accounts** – After review and discussion, on a motion duly made, seconded and unanimously approved, the Board resolved to reduce the total amounts on both accounts by \$150.00 (Admin. Fees & Closing Fees). 4505 Andes Street's new balance will be \$212.00. Regarding 4507 Andes St., the Board also approved reducing the Lien Filing fee from \$100.00 to \$20.00 bringing the amount the homeowner owes to \$311.40.
- K. Request Purchase of Liens for Cents-on-the dollar** – Due to time constraints, the board agreed by consensus to review this item at a future meeting.
- L. Request Purchase of 18665 E. 40th Pl. Lien by Capital Group** – The Board noted the Account balance was paid February 23, 2009, and took no action.
- M. Consider Revised ARC Request Form** - Due to time constraints, the board agreed by consensus to review this item at a future meeting.
- N. Ratify 19357-40A Lien Sale** - Due to time constraints, the board agreed by consensus to review this item at a future meeting.
- O. Other** – There was no other new business to conduct.

- VI. 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