



Master Homeowners Association for Green Valley Ranch

**SPECIAL BOARD MEETING MINUTES
GREEN VALLEY RANCH RECREATION CENTER
March 24, 2009**

- I. ESTABLISH A QUORUM** – Four of the six Directors needed. T. J. Stone called the meeting to order at 5:35 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; James Davis, Director; and Marlene Martin, Director.

District Delegates Present – Beverly Cribari (District 1); Joanne True (District 8); Marlene Martin (District 19); and Gary B. Haley (District 21).

Homeowners and Residents Present –

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 5:40 P.M. The Regular Board Meeting reconvened at 6:00 P.M. On a motion duly made, seconded and unanimously carried, the Board re-entered into Executive Session at 7:40 P.M. The Regular Board Meeting reconvened at 8:05 P.M.

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

IV. UNFINISHED BUSINESS

- A. 4301 Ceylon St. Commercial Vehicle Appeal** – The homeowner was not present. On a motion duly made, seconded and unanimously carried, the Board resolved to uphold the decision made by the Hearing Committee and apply the Rule Violation fine, Lien Filing fee, and Administrative fee to the account.
- B. Other** – There was no unfinished business to conduct.

V. NEW BUSINESS

- A. Approve March 11, 2009 Hearing Committee Recommendations** – After careful review and discussion, on a motion duly made, seconded, and unanimously carried, it was resolved to approve the March 11, 2009 recommendations as presented.
- B. 18612 Chaffee Place Fees & Fines Appeal** – After review and discussion, on a motion duly made, seconded and unanimously carried, the Board resolved to reduce the total amount on the account by \$150.00 (Admin. Fees & Closing Fees). The homeowner's new balance is \$171.40.
- C. 20000 Mitchell Place #30 Late Fees & Administrative Fees Appeal** – After review and discussion, on a motion duly made, seconded and unanimously carried, the Board resolved to reduce the total amount on the account by \$170.00 (\$10.00 in late fees and \$160.00 in administrative fees). The new account balance is \$307.72. The Board noted that there may be additional attorney's fees added to the account as well which the homeowner will be responsible for. The homeowner agreed to pay off the balance due by May 31, 2009.
- D. 4139 Argonne St. Fees & Fines Appeal** - After review and discussion, on a motion duly made, seconded and unanimously carried, the Board resolved to reduce the total amount on the account by \$430.00 (\$200.00 in closing fees; \$100.00 in rule violation fines and \$130.00 in administrative fees). The new account balance is \$671.06. The Board noted that there may be additional attorney's fees added to the account as well which the homeowner will be responsible for. The homeowner agreed to pay off the balance due within six (6) months with the first payment made by the end of April 2009.
- E. 20740 Scott Circle Landscaping Violation Fees & Fines Appeal** – After review and discussion, on a motion duly made, seconded and carried by the majority, the Board agreed to waive the \$100.00 Rule Violation fine and the \$100.00 Lien Filing fee. The new balance on the account is \$0.00.
- F. Appeal 4524 Andes St. Fees & Fines** – After review and discussion, on a motion duly made, seconded and unanimously carried, the Board resolved to allow the homeowner additional time to find documentation to support her claims that some of the charges on her account had been previously paid to Oakwood Homes. The homeowner will be put on the agenda for the April 22, 2009 Board meeting.
- G. Appeal 4475 Dunkirk Way Trailer Fines** - After review and discussion, on a motion duly made, seconded and unanimously carried, the Board upheld the fees and fines recommended by the Hearing Committee. The homeowner was given six (6) months to pay off the balance on the account.

- H. Appeal 21113 E. 45th Avenue Closing Fees** - After review and discussion, on a motion duly made, seconded and unanimously carried, the Board agreed to waive the entire \$200.000 in closing fees leaving you with \$0.00 due on the account.
 - I. Appeal 19256 E. 39th Avenue Rule Violation and Lien Filing Fee** - After review and discussion, on a motion duly made, seconded and unanimously carried, the Board denied the appeal to have any fees or fines waived. The balance on the account is \$200.00 and this is to be paid within sixty (60) days.
 - J. Ratify 19357-40A Lien Sale** – After review and discussion, on a motion duly made, seconded and unanimously carried, the Board approved this action.
 - K. Request Purchase of Liens for Cents-on-the dollar** - After review and discussion, on a motion duly made, seconded and unanimously carried, the Board agreed that liens would only be sold if the Association was made whole in the process. The current Delinquency Policy does not allow for anything less.
 - L. Consider new Hearing Committee member Bert Bourgeois** – After review and discussion, on a motion duly made, seconded and unanimously carried, the Board approved adding Ms. Bourgeois to the Hearing Committee pending verification of her being the actual homeowner and having a \$0.00 balance due to the Association.
 - M. Consider Revised ARC Request form** – Due to time constraints, the Board agreed by consensus to review the item at a future meeting.
 - N. Consider Office Lease** – The committee provided an update on the progress to the Board. There were no unanswered questions.
 - O. Consider Association Manager Position** - Due to time constraints, the Board agreed by consensus to review the item at a future meeting.
 - P. Consider Vacant Board Member Position** - Due to time constraints, the Board agreed by consensus to review the item at a future meeting.
 - Q. Other** – There was no other new business to conduct.
- VI. ADJOURNMENT** – There being no further business to discuss, on a motion duly made, seconded, and unanimously carried, it was resolved to adjourn the regular meeting at 8:10 P.M.

/s/

Joanne True, Secretary