



Master Homeowners Association for Green Valley Ranch

SPECIAL BOARD MEETING MINUTES
ASSOCIATION OFFICE, 10515 EAST 40TH AVENUE, SUITE 115
June 11, 2009

- I. ESTABLISH A QUORUM** – Four of the six 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; Marlene Martin, Secretary/Treasurer; James Davis, Director; and Dixie Witcher, Director present by phone.

Agenda Approval – The Board of Directors reviewed the agenda and it was approved by consensus with the addition of item VII. H, Acquit Hearing Committee recommendations.
- II. EXECUTIVE SESSION** – No Executive Session was held at this meeting.
- III. CONFLICTS OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – The following disclosures were made: Director Witcher abstained from voting on Heather Jenkins invoices as there is a family connection.
- IV. BOARD MEETING MINUTES APPROVAL** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- V. FINANCIAL REVIEW -**
 - A. Unaudited February 2009 Financial Statement Approval** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
 - B. Unaudited March 2009 Financial Statement Approval** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
 - C. Approve Accounts Payable** – On a motion duly made, seconded and unanimously carried, it was resolved to pay Accounts Payable Invoices to include Preeo Silverman Green and Egle totaling \$98,734.27.

VI. UNFINISHED BUSINESS –

1. **Metro District Agreement** – After careful review of the current draft of the Settlement Agreement and discussions, the Board requested the Agreement include the following: Metro District MUST cooperate with audits; and Metro District MUST cease all Association business, including cashing Association checks.

VII. NEW BUSINESS

- A. **Approve April 8, 2009 Hearing Committee Recommendations** – After careful review and discussion, on a motion duly made, seconded and unanimously carried, it was resolved to acquit the April 8, 2009 Hearing Committee recommendations as presented.
- B. **Approve May 13, 2009 Hearing Committee Recommendations** – After careful review and discussion, on a motion duly made, seconded and unanimously carried, it was resolved to acquit the May 13, 2009 Hearing Committee recommendations as presented.
- C. **20782 44th Avenue Violation Appeal** – After review and discussion, on a motion duly made, seconded and unanimously carried, the board resolved to grant an extension of time to remove the AC and stipulated it be removed within 10 days or brought back to hearing.
- D. **4524 Andes Closing Fees Appeal** – After careful review and discussion, the Board agreed by consensus that additional information was required and would review this item at a future meeting.
- E. **19130 39th Place ARC Fee Appeal** – After review and discussion, on a motion duly made, seconded and unanimously carried, it was resolved to waive the \$50 ARC fee as soon as the fence was corrected.
- F. **20931 45th Avenue Violation Appeal** – After review and discussion, on a motion duly made, seconded and unanimously carried, it was resolved to reduce the \$1,000 Holiday Lights fee by \$700 resulting in a balance due of \$300.
- G. **2009 Financial Audit Proposal Approval** – After careful review and discussion, on a motion duly made, seconded and unanimously carried, it was decided to approve the contract for the proposed \$2,000 with additional funds up to \$5,000 as needed including, including “No additional work will be performed without prior written approval” and the tax return is to be filed (post marked) by the IRS extension deadline of September 15, 2009.

VIII. ADJOURNMENT – There being no further business, on a motion duly made, seconded and unanimously carried, the meeting was adjourned at 7:45 P.M.

/s/ _____
Marlene Martin, Secretary