



Master Homeowners Association for Green Valley Ranch

**BOARD MEETING MINUTES
GREEN VALLEY RANCH RECREATION CENTER
July 22, 2009**

I. ESTABLISH A QUORUM – Four of the seven Directors needed. T. J. Stone called the meeting to order at 5:31 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, Don Greer, Director; Roger Rohrer, Director; Dixie Witcher, Director left at start of public comment portion.

II.

District Delegates Present –Joanne True (District 8); John Smith (District 10); Walt Cross (District 16); Gary B. Haley (District 21); Marlene Martin (District 19), Don Greer, (District 3), Larry Nunez (District 23), Fred Hales (District 23), Loraine Miniz (District 14).

Homeowners and Residents Present – Elaine Smith, Matt & Jacque Stallman, Lee Jackson, Kim Sparrow, Jodi Torpen, Lawrence Ott, Earleen Brown, GVR Metro Board President, Jim and Gloria Griffith, Dave & JoAnn Burton, Terrie Steele, Barbara Stallings, Shannon Lind, Kardine & Jason Fritz, J. D. & Gloria Kennis, George Zeller, Sue Hood, Ellis Staker, Dan Jolley, Dennis & Maureen Revde, James Brown, Deborah Cline, Lyle Yacovetta, Sharon Yeh & Jason Steitz, Bob & Melisa Richardson, Edward Lamborn, Sandra Maus, Thomas Peterson, Mary Lopez, Darryl Brooks, Andrew Light, Morris Benjamin, Kendall Palmer, Sharon & Nate Kelly, Bonita Gordon, Carole Pearson, Gomez D, Elizabeth Ualpardo-Urban, Senevi Rathner, Rodney Pastillion, Jim & Fenna Tanner, Nick & Linda Streno, Safronia White, Sue Simplemcer, John Pendleton, Shane Danielle Pittman, Lorna Hudson, Dana Wright, Kendell Hogen, Jim Blankenship, Daniel Digogiilno, Laverne Palmer, Kevin Hartfield, Takesha Quinn, Elaine & Willard Robinson, Maisha I, Joe & Chay Quach, Sherry Johnson, Bruce Ardera, Mules Moore, Anthony Noble, GVR Metro Board Treasurer, Lance Nolverlo, Eric Gravenson, Angela Brown, Jon & Patricia Lohmer, Kathleen McNamara, Carol Burgener, Amy Benne H, Cheryl Passini, Reg & Deb Jones, Tracy Vance, Oueda Marshall, Geynell Hencherson, Rita & Greg Scott, Mark & Duley Marx, James S, Ashlie Keown, Jim Reed, George & Linda Justice, T Gibbons, GVR Metro District employee, Marcy Blankenship, Jeff & Judi Knudsen, Tom Jefferson, Helen & Greg Larkin, Linda Talbert, J Halcromb, Rosiland & Solomon Scaife, Jeff Jones, Lisa & Andrew Valencia, Stacie Meekins, Lavada Lyons, Fitz Anders, Belinda Ashton, Wayne Brown, Ahmed Nhiri, Anthony Walker, Dhana Wong, Lisa Croswhite, Danielle Daugherty, David & Kathy Offen, Frances Gonzales, Lisa Laducer, Renee Starr, Herlinda Nanden, Sonda Duarte, Barry Green, John & Ethel Lendell, Leticia Martinez, There wer numerous homeowners that did not sign in.

Others Present – Joanne True, HOA Manager.

Chairman Stone welcomed those in attendance.

Agenda Approval – Was approved by consensus

- III. EXECUTIVE SESSION** – On a motion duly made, seconded and unanimously approved the Board entered into Executive Session at 5:32 PM. The session was adjourned for the regular meeting at 6:05 PM. The session was reconvened at 7:43 PM and again adjourned at 7:51 PM.
- A.** On a motion duly made and seconded with a vote of 5 in favor and 1 abstaining the board approved waiving the conflict of interest with Rothgerber Johnson representation of the Master Association and the Bungalows with regards to a case brought against a Bungalows resident by the Bungalows.
 - B.** On a motion duly made and seconded the board unanimously approved Preeo Silverman defending the HOA against a Resident Summons and Complaint.
- IV. HOMEOWNERS AND GUESTS TO ADDRESS THE BOARD** – There was a large homeowner contingence and the meeting was moved to the Rec Center Gym to accommodate the overflow. After failed attempts to answer homeowner questions, this portion of the meeting was ended.
- A. General Correspondence** – No unanswered questions.
 - B. Other** – None at this meeting.
- V. BOARD MEETING MINUTES APPROVAL** – On a motion duly made and seconded the following minutes were approved as follows –
- A.** February 24, 2009 – 3 in favor, 3 abstained
 - B.** February 25, 2009 – 3 in favor, 3 abstained
 - C.** March 1, 2009 – 3 in favor, 3 abstained
 - D.** March 14, 2009 – 4 in favor, 2 abstained
 - E.** March 19, 2009 – 4 in favor, 2 abstained
 - F.** March 24, 2009 – 4 in favor, 2 abstained
 - G.** April 1, 2009 – 4 in favor, 2 abstained
 - H.** April 8, 2009 – 4 in favor, 2 abstained
 - I.** April 22, 2009 – 4 in favor, 2 abstained
 - J.** May 27, 2009 – 4 in favor, 2 abstained
 - K.** May 28, 2009 – 4 in favor, 2 abstained
 - L.** June 11, 2009 – 4 in favor, 2 abstained
- VI. FINANCIAL REVIEW** –
- A.** On a motion duly made and seconded the board unanimously approved the vouchers payable.
 - B.** On a motion duly made and seconded the board unanimously approved a credit card for purchases mainly for the operation of the car of up to \$100.

- C. On a motion duly made and seconded the board unanimously approved setting up a Revenue Depository Account
- D. On a motion duly made and seconded the board unanimously approved setting up the ability to process credit card payments
- E. On a motion duly made and seconded the board unanimously approved establishing a Covenant Enforcement checking account.

VII. NEW BUSINESS

- A. On a motion duly made and seconded with a vote of 4 in favor, 1 abstaining the board approved the July 8, 2009 hearing committee recommendations as presented.

VIII. ADJOURNMENT – There being no further business to discuss, the meeting was adjourned at 7:59 P.M.

/s/

Marlene Martin, Secretary