



Master Homeowners Association for Green Valley Ranch

**SPECIAL BOARD MEETING MINUTES**  
**HOA OFFICE, 10515 EAST 40<sup>TH</sup> AVENUE, SUITE 115**  
**August 17, 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, Member at Large. Don Greer, Member at Large, Roger Rohrer, Member at Large and Dixie Witcher, Member at Large were excused for cause.
- Agenda Approval** – The Board of Directors reviewed the agenda and it was approved by consensus with the addition of Item 5C.
- II. EXECUTIVE SESSION** – On a motion duly made, seconded the board approved to enter into executive session at 6:20 PM and adjourned out at 6:55 PM.
- III. CONFLICTS OF FINANCIAL OR COMMON INTEREST DISCLOSURES** –
- IV. FINANCIAL REVIEW**
- A. Status Report on Accounting Records** – Discussed tax return due September 15, 2009.
- V. NEW BUSINESS**
- A. Consider 2009 Legal Services Contract** – On a motion duly made, seconded and unanimously carried it was agreed to hire Hindman Sanchez on a Contract/Risk Share with retainer for General Counsel. It was further agreed the active accounts currently with Rothergerber Johnson would be transferred to Hindman Sanchez. Per the Boards request, it was confirmed they do not report cases to credit bureau until a judgment is obtained. Additionally, per the Boards request, it was further confirmed they have capability to skip trace accounts when needed.
- B. Consider 2009 Apollo Credit Agency Contract** – On a motion duly made, seconded and unanimously carried it was agreed to contract with Apollo Credit for collection of past due assessments. This will be on a contingency basis. It was further agreed the inactive accounts with Rothgerber Johnson would be transferred to Apollo Credit. In addition, per the Boards request, it confirmed Apollo has no minimum for accepting an account.
- C. Discuss James Davis Resignation** – A short discussion took place regarding Director Davis's resignation and his recommendation for his replacement.
- VIII. ADJOURNMENT** – There being no further business, on a motion duly made, seconded and unanimously approved the meeting was adjourned at 8:12 P.M.

---

Secretary