



Master Homeowners Association for Green Valley Ranch

**BOARD MEETING MINUTES  
GREEN VALLY RANCH RECREATION CENTER  
August 26, 2009**

- I. ESTABLISH A QUORUM** – Four of the six Directors needed. T.J. Stone called the meeting to order at 6:10 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; Dixie Witcher – Member at Large; Roger Roher – Member at Large; Don Greer – Member at Large was excused for cause.

**District Delegates Present:** Dixie Witcher (District 5); Joanne True (District 8); Fred Hales (District 9); Roger Roher (District 13); V. Lorraine Muniz (District 14); Walt Cross (District 16); Marlene Martin (District 19); and Gary B. Haley (District 21); and Larry Nunez (District 23).

**Homeowners and Residents Present:** John and Elaine Smith, Mariann Toomey, Laverne Palmer, Ronald Mace, Mark Clarban, Eric Gravenson, Jesus Casteneda, Hadi Harris, Karen Maelzer, Michelle Escobedo, James Peblaz, Shari Ashley, Jill Messinger, Chad Weisshaar, Lori Brown, Risa Valentine, Nick and Linda Streno, Carl Shaver, E. Urban, Linda Talbert, Hennetta and Pete Cordino, Dan D, Christopher Travis, Amy Bennett, Lazette Gaines, Luvada Lyons, Dyllan and Desire Leaf, Robert and Angela Brown, Jim and Mrs Tanner, Jackie Stahlman, Brian Foster, Gloria Griffith, Carole Pearson, Judie and Jeff Knudsen, Debbie Quintans, Bryan and Janel Rehbein, Mirian Taylor, Mike and Cindy McMacken, Les Alexander, Tom Gibbons, Rachel Anderson Banros, Lee Jackson, Maisha I, Kareem I, Belinda Ashton, Sun Lee, Kim Ehrman, Tyrone Johnson, Susan Barton, Edward Anvari, Judy Brown, Isaac Starke, Brian Fortmer, Stephanie Espinola, Jacob Fleming, Robert McGee, Annie Yezubeuuo, Bill Hollenback, Oueda Marshall, Theresa Chacon, Bette George, Jason Fritz, Earleen Brown, Metro District President, Ramon Muniz, Mary Schumer, Metro District Secretary/Treasurer, Lisa Ladveer, Vanessa Thomas, Micaela and Shawn Duffy, and many who refused to sign in or name was illegible.

**Others present** – Joanne True, Association Manager

Chairman Stone welcomed those in attendance.

**AGENDA APPROVAL** – There being no additions or changes the agenda was approved by consensus.

- II. EXECUTIVE SESSION** – On a motion duly made and seconded the board approved to enter into executive session at 5:42 PM and adjourned out at 6:05 PM.

**The Board returned to Executive Session at 7:58 PM and again adjourned at 8:01 PM.**

- A. Update from Legal Counsel
- B. **Homeowner Appeal** – 21452 East 47<sup>th</sup> Avenue – On a motion duly made, seconded and unanimously approved it was agreed to set up an auto pay for the July 1 assessment of \$59.67 plus \$63.52 to pay past due balance. It was also agreed that the Homeowner would contact the legal firm and discuss a reduction in their fees. It was further agreed that if the Homeowner defaulted on the payment plan agreement the entire amount would be reinstated.
- C. Other

**III. HOMEOWNERS AND GUESTS TO ADDRESS THE BOARD –**

- A. **2009 Assessment update** – Chairman Stone read to those in attendance the court ruling regarding the TRO sought by a group of homeowners.
- B. **Homeowners to address the Board** – Many homeowners in attendance voiced concerns regarding the assessment and whether it was a “Special Assessment” and allowed without a 2/3 vote of the delegates. Chairman Stone attempted to explain it was not for “Capital Construction” and was allowed as it was a “Supplemental Common Assessment”.
- C. **District Delegate Comments** – There were none at this time
- D. **GVR Days Update** – None given at this time due to time constraints

**IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES –** There were no conflict of interest disclosures for the approved agenda items.

**V. BOARD MEETING MINUTES APPROVAL –**

- A. **July 22, 2009 Board Meeting Minutes Approval** – On a motion duly made, seconded and unanimously carried, it was resolved to approve the Board Meeting Minutes of July 22, 2009 as presented.

**VI. FINANCIAL REVIEW**

- A. **Review July 2009 Financial Statements** – The financials were reviewed but no action was necessary.
- B. **Accounts Payable Approval** – On a motion duly made, seconded and unanimously carried, it was resolved to approve the vouchers payable as presented.

## VII. UNFINISHED BUSINESS

- A. **Hindman Sanchez Contract** – As no action was needed this item was just reviewed.
- B. **Apollo Credit Contract** – As no action was needed this item was just reviewed.
- C. **Resignation of James Davis** – Chairman Stone announced the resignation of Director Davis and his recommendation of Norm Avery as a possible replacement.
- D. **Other** – There were no other approved items for review.

## VIII. NEW BUSINESS

- A. **Consider 8/12/09 Hearing Committee Recommendations** – On a motion duly made, seconded and by a vote of 3 in favor and 1 opposed the Hearing Committee Recommendations were approved as presented.
- B. **Consider 8/21/09 Metro District Meeting Letter** – It was agreed that a response would be sent to the Metro District by August 26, 2009.
- C. **Consider 8/20/09 Metro District Logo Letter** – After discussion it was agreed to investigate dual use of the logo as long as there was no legal expenditure.
- D. **Consider Zoning Notification of Large Child Care Home at 4595 Genoa Street** – Director Roher volunteered to canvass the adjacent homeowners and determine their approval or disapproval and develop an opinion by September 2, 2009 based on that canvass.
- E. **Consider Appointment of Norm Avery to the Board of Directors** – On a motion duly made, seconded the motion was approved by a vote of 3 in favor and 1 opposed.

- IX. **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 8:02 PM.

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Secretary