



Master Homeowners Association for Green Valley Ranch

**BOARD MEETING MINUTES  
GREEN VALLY RANCH RECREATION CENTER  
November 4, 2009**

- I. ESTABLISH A QUORUM** – Four of the six Directors needed. Gary B. Haley, Acting President, called the meeting to order at 6:00 p.m. A quorum was established with the following Board Members in attendance: Gary B. Haley – Acting President; Marlene Martin – Secretary/Treasurer; Roger Roher – Member at Large and Norm Avery – Member at Large.

**District Delegates Present:** Joanne True (District 8); Fred Hales (District 9); Roger Roher (District 13); Marlene Martin (District 19); and Gary B. Haley (District 21); John Smith (District 10).

**Homeowners and Residents Present:** Stephanie Espinola, Jake Fleming, Eric Gravenston, Berry Green, John Foote, Linda Talbert, Eleanor Avery, Mike & Bette George, Chuck Britton, Jodi Torpey, John Pendleton, James & Fenna Tanner, Bryan & Janet Rehbein, Joanne Keiderling, Theresa Chacon, Ron Greening, Belinda Ashton, Anthony Noble, Rod Ipson, Linda Justice, Diana Wright, Lee Jackson, Bert Bourgeois, Art & Maureen Connolly, Mariann Toomey, Nick & Linda Streno, Curt Shaver, Risa Valentine, Tom Gibbons, Les Andersen, Mary Schumer, Elaine Smith, Chris Rohrer, Kathy Frasco, Sherry Johnson and many who refused to sign in or name was illegible.

**Others present** – Joanne True, Association Manager, Andrew Pimental, GVR Metropolitan District Manager.

Acting Chairman Haley welcomed those in attendance.

**AGENDA APPROVAL** – With the addition of the following items 8M and 8N the agenda was approved by consensus.

**II. EXECUTIVE SESSION – No Executive Session was held**

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

- A. Homeowners to address the Board** – Many homeowners in attendance continued to question the assessment. Eric Gravenston called for the Board to be indicted and convicted of not serving the residents of GVR. Mr. Gravenston and many other homeowners asked why the Board was considering having Holiday Lights and making a possible donation to a local organization “in these hard economic time”.

B. **General Correspondance** – There were no unanswered questions

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. **August 17, 2009 Special Board Meeting Minutes Approval** – On a motion duly made, seconded and unanimously carried, it was resolved to approve the Board Meeting Minutes of August 17, 2009 as presented.

B. **August 26, 2009 Board Meeting Minutes Approval** – On a motion duly made, seconded and unanimously carried, it was resolved to approve the Board Meeting Minutes of August 26, 2009 as presented.

C. **September 15, 2009 Special Board Meeting Minutes Approval** – On a motion duly made, seconded and unanimously carried, it was resolved to approve the Special Board Meeting Minutes of September 15, 2009.

VI. **FINANCIAL REVIEW**

A. **Review September 2009 Financial Statements** – This item was presented to the Board but no action was necessary.

B. **Accounts Payable Approval** – This item was presented to the Board and was tabled at this time.

VII. **UNFINISHED BUSINESS**

A. **Consider August 20, 2009 Metro District Logo Letter** – This item was tabled to allow Roger to discuss with the Metro District.

VIII. **NEW BUSINESS**

A. **Consider Appointment of Art Connolly to fill Board vacancy** – On a motion duly made, seconded and by a vote of 4 in favor the appointment of Art Connolly was approved.

B. **Consider Appointment of Ron Greening to fill Board vacancy** – On a motion duly made, seconded and by a vote of 4 in favor the appointment of Ron Greening was approved.

C. **Consider Appointment of Mariann Toomey to fill Board vacancy** – On a motion duly made, seconded and by a vote of 4 in favor the appointment of Mariann Toomey was approved.

- D. Consider Election of Officers** – On a Motion duly made, seconded and unanimously carried the following Board positions were filled – Roger Rohrer – President, Ron Greening – Vice President, Mariann Toomey – Treasurer, no Secretary was elected at this time.
- E. Review 2010 meeting dates** – No action was necessary on this item.
- F. Consider September 9, 2009 Hearing Decisions** – On a motion duly made, seconded and by a vote of 4 in favor and 3 abstaining it was resolved to approve the Hearing Committee recommendations for September 9, 2009.
- G. Consider October 14, 2009 Hearing Decisions** – On a motion duly made, seconded and by a vote of 4 in favor and 3 abstaining it was resolved to approve the Hearing Committee recommendations for October 14, 2009.
- H. Consider Repairs to Event Signs** – This item was tabled until the December meeting.
- I. Consider Appeal from 19003 East 46<sup>th</sup> Avenue** – On a motion duly made, seconded and unanimously carried it was resolved the Homeowner must remove the trailer in accordance with the covenants.
- J. Consider Appeal from 4323 Lisbon** – On a motion duly made, seconded and unanimously carried, it was resolved to extend the painting deadline until May 1, 2010.
- K. Consider change in Wind Chimes Rule** – This item was tabled until members could review the rules changes for possible inclusion that changes to the rule be made.
- L. Consider Appeal from 4312 Kirk Court** – On a motion duly made, seconded and unanimously carried, it was resolved to approve and extension on the landscape until May 1, 2010.
- M. Consider Donation to Local Organization at Holiday Lights** – This item was not discussed
- N. Consider Appointment of a Committee to review the Proxy's for the upcoming District Meetings** – A committee of the following was appointed to review proxy's on Wednesday, November 11, 2009 at the HOA office – Joanne True, Roger Rohrer, Fred Hales, Theresa Chacon, Chuck Britton, John Foote, Barry Green.

**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.

---

Mariann Toomey, Secretary