

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH RECREATION CENTER December 2, 2009

- I. ESTABLISH A QUORUM** – Four of the six Directors needed. Roger Rohrer, President, called the meeting to order at 6:00 p.m. A quorum was established with the following Board Members in attendance: Roger Rohrer – President; Ron Greening – Vice-President; Mariann Toomey – Secretary/Treasurer; Norm Avery – Member at Large; Art Connolly – Member at Large. Gary B Haley – Member at Large was not excused as he did not contact Roger. Chairman Rohrer to discuss with Director Haley his desire to remain on the board. One position vacant due to Director Martin’s resignation.

District Delegates Present: Betsy Sigler (district 1);Curt Shaver (District 5); Bill Hollenbach (District 8); Fred Hales (District 9); John Smith (District 10); Maisha I (District 11); Roger Roher (District 13); Fenna Tanner (District 14); Walt Cross (District 16); Angela Brown (District 18);

Homeowners and Residents Present: Eleanor Avery, Nick Streno, Tom Gibbons, Bob Richardson, Risa Valentine, Jacob Fleming, Judy Brown, Belinda Ashton, Earleen Brown (Metro District President), Rusty Hales, John Foote, Linda Streno, Jim Tanner, Eric Gravenson, Elaine Smith, Mike George (Metro Vice-President), Mary Schumer (Metro Secretary), Stephanie Espinola, Arlene Booker, Heidi White, Debbie Tom, Stephanie Brack and many who refused to sign in or name was illegible.

Others present – Joanne True, Association Manager

Chairman Rohrer welcomed those in attendance.

AGENDA APPROVAL – With the addition of the following items 6F Consider Auditor proposals, 7B changed to Consider Metro/HOA Newsletter and 8Q Schedule an attorney meeting, 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** – Eric Gravenson called for the Board to waive all fines and fees assessed under the proposed revision to the policy as the proposal had never been approved. Elaine Smith invited all those over 50 to attend the 50+ Club that meets the 1st Saturday at 9:00 a.m. at the Hilton Inn on 40th just South of Applebees. Andrew Pimental, Metro District Manager, will be the speaker for January regarding excursions being proposed for seniors. Angelea

Brown spoke regarding Senator Michael Johnston's desire to establish "Neighbor Outreach Committees". She stated she would be representing GVR and she can be reached at 303-358-4788. John Smith spoke regarding Omar D Blair being at the top of the list for successful schools in DPS. Omar D Blair's Charter with DPS has been renewed.

- 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. **September 9, 2009 Special Board Meeting Minutes Approval** – As all board members present had not attended this meeting, minutes could not be approved.
 - B. **November 4, 2009 Board Meeting Minutes Approval** – On a motion duly made, seconded and unanimously carried, it was resolved to approve the Board Meeting Minutes of November 4, 2009 as presented.
 - C. **November 12, 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 November 12, 2009.
- VI. **FINANCIAL REVIEW**
- A. **Review October 2009 Financial Statements** – This item was presented to the Board but no action was necessary. Chairman Rohrer stated there will be a reserve review done to determine what needs to be held. Elaine Smith commented how the previous board burned through \$1M. There were questions regarding the payroll of \$183K. Chairman Rohrer commented the 2010 budget needs to be agreeable with the Metro District and that he feels they are 7 months ahead of schedule to clean things up. John Smith asked for a round of applause for the new Board regarding all they have accomplished in a short period of time.
 - B. **Accounts Payable October Approval** – On a motion duly made, seconded and unanimously carried, it was resolved to approve the October Accounts Payables.
 - C. **Accounts Payable November Approval** – On a motion duly made, seconded and unanimously carried, it was resolved to approve the November Accounts Payables.
 - D. **Consider Collection for Delinquent Assessment Accounts** – Chairman Rohrer had unilaterally made the decision to delay sending Delinquent Assessment Accounts to collection. On a motion duly made, seconded and unanimously carried it was resolved to delay sending any delinquent accounts to collection.

Chairman Rohrer stated Director Haley felt he was wildcatting. Risa Valentine felt sending accounts to collection opens HOA up to litigation. Arlene Booker felt it would make residents pay for mistakes already made. Maisha I suggested since the coffers had been cleaned out and there was no money left a letter should be sent to those that had not paid explaining why the need is there. Chairman Rohrer stated if those remaining that have not paid would, a smooth transition back to 5A could be made. It was stated a reserve study would be conducted to see how much, if any, needs to be in our reserve account. No cost estimate for this was given.

- E. Review Budget** – Item tabled until the January meeting. Chairman Rohrer stated the assessment year date could be changed so as not to be in violation of the Master Declarations. No assessment year date has been set.
- F. Website posting** – On a motion duly made, seconded and unanimously carried it was resolved to post financials along with the entire board packet on the website 72 hours before each board meeting.
- G. Selection of Auditor** – Item was tabled until January meeting to allow Chairman Rohrer to speak to each firm. Risa Valentine suggested if improprieties were found they be sent to the District Attorney.

VII. UNFINISHED BUSINESS

- A. Consider August 20, 2009 Metro District Logo Letter** – Chairman Rohrer discussed this with Andrew Pimental, Metro District Manager, and slight changes were recommended. Chairman Rohrer and Director Connolly will make changes and p[resent to the Metro District.
- B. Consider HOA/Metro District Newsletter** – Chairman Rohrer has negotiated with the Metro District to begin the joint newsletter starting with the January/February issue. First issue will be mailed to all GVR residents, subsequent issues will be posted on both websites and mailed only to those requesting it. No vote was taken on this item.
- C. Event Sign Repairs** – This item was tabled at this time. The Metro District is considering an electronic sign to replace the one at their building. It was suggested the sign on Green Valley Ranch Blvd could possibly be cleaned up and repaired for now, perhaps employing residents or youth needing community service hours.

VIII. NEW BUSINESS

- A. Consider Resignation of Director Marlene Martin** – No action was required on this item.

- B. Consider Appointment of James Tanner to fill Board vacancy** – On a motion duly made, seconded and by a vote of 5 in favor the appointment of James Tanner was approved
- C. Consider Fees and Fines Committee recommendations** – On a motion duly made, seconded and unanimously carried it was resolved to not apply any administrative fees to any hearings going back to June. It was also resolved that any fees that have been paid will be refunded. Additionally it was decided that until further notice, all hearing fines will be based on the schedule published in the Greenbook.
- D. Consider November 11, 2009 Hearing Decision** – On a motion duly made, seconded and unanimously approved it was resolved to approve the Committee recommendations excluding the \$40 hearing fee, and allowing anyone to appeal any decisions since June.
- E. Consider Appointment of Andrew Light to the ARC Committee** – On a motion duly made, seconded and unanimously approved Andrew Light has been appointed to the ARC Committee.
- F. Consider waiving copy fees for John Dodson** – On a Motion duly made, seconded and unanimously carried it was resolved to waive the costs to provide John Dodson with full copy of the mailing list for all GVR homeowners and the District information he requested, total charges approximately \$30.
- G. Consider appeal of Hearing Fee 19371 East 41st Avenue** – This item was resolved based on decision made in 8C.
- H. Consider appeal of Hearing fine and fee 4475 Dunkirk Way** – On a motion duly made, seconded and unanimously carried it was resolved to deny the request.
- I. Consider appeal of ARC fee 18627 East 45th Place** – On a motion duly made, seconded and unanimously carried it was resolved to deny the request.
- J. Consider appeal of Hearing fine and fee 4341 Cathay Street** – On a motion duly made, seconded and unanimously carried it was resolved to suspend the fine until May 1, 2010 to confirm tree is alive.
- K. Consider appeal of Hearing fine and fee 4401 Bahama Street** – On a motion duly made, seconded and unanimously carried it was resolved fine would be waived if the air conditioner was removed within 30 days and it was not reinstalled.
- L. Consider appeal of Hearing fine and fee 4206 Andes Court** – On a motion duly made, seconded and unanimously carried, it was resolved to reduce the fine to \$100.

- M. Consider appeal of Hearing fee 4100 Argonne** – This item was resolved based on decision made in 8C.
 - N. Consider appeal Hearing fine and fee 20740 Kelly Place** – On a motion duly made, seconded and unanimously carried, it was resolved to approve an extension on the landscape until May 1, 2010. If not complete all fines will be applied.
 - O. Consider scheduling a meeting with the Attorney** – It was decided Joanne True would email all parties and come up with an acceptable date.
- 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 8:05 PM.

Mariann Toomey, Secretary