

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH RECREATION CENTER February 24, 2010

- I. ESTABLISH A QUORUM** – Four of the six Directors needed. Roger Rohrer, President, called the meeting to order at 5:36 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; Jim Tanner, Member at Large.

District Delegates Present: Ron Mace (District 4), Curt Shaver (District 5); William Hollenbach (District 8); Fred Hales (District 9); John Smith (District 10); Roger Rohrer (District 13); Fenna Tanner (District 14); Gary B Haley (District 21).

Homeowners and Residents Present: John Foote, Elaine Smith, Mary Schumer, Metro District Secretary, Eric Gravenson, Earleen Brown, Metro District President, Charles Britton, Bill Helfrich, Lai Hoang

Others present – Joanne True, Association Manager, Tom Gibbons, Metro District employee, Andrew Pimental, Metro District Manager.

Chairman Rohrer welcomed those in attendance.

AGENDA APPROVAL – With the addition of the following items 6E Confirm late fee letter and procedure.

- II. EXECUTIVE SESSION** – Chairman Rohrer entertained a motion to enter into executive session to discuss the following matters. On a motion duly made, seconded and unanimously carried, the Board entered into Executive Session at 5:30 P.M.
- A. Discuss transition from Rothgerber Johnson to Hindman Sanchez** – On a motion duly made, seconded and unanimously carried it was resolved to contact Rothgerber Johnson to begin sending accounts to Hindman Sanchez.
 - B. Consider Extension to pay Assessment 4468 Andes** – On a motion duly made, seconded and unanimously carried it was resolved to accept payment arrangements. If HO defaults board to consider make balance due immediately.
 - C. Consider Extension to pay 4567 Biscay Street** – On a motion duly made, seconded and unanimously carried it was resolved to waive Westwind fees and the \$500 rule violation fine. In addition the board accepted the arrangement

agreed upon by the homeowner to deposit with the HOA office 7 post dated checks to bring judgment current and to accept monthly payments of \$110.94 beginning October 1, 2010 to pay remaining balance.

- D. Consider payment proposal for past due 20756 East 39th Avenue** – On a motion duly made, seconded and unanimously carried it was resolve not to accept Homeowners payment arrangement offer. HOA Manager to again ask Homeowner to appear before the Board to make more acceptable payment arrangements
- E. Advise how to handle payment for 20940 East 45th Avenue** – On a motion duly made, seconded and unanimously carried it was resolved to try one last time to verify if money order has cleared then credit payment to account.

On a motion duly made, seconded and unanimously carried the board exited Executive session at 6:00 PM.

III. HOMEOWNERS AND GUESTS TO ADDRESS THE BOARD –

- A. Homeowners to address the Board** – Delegate Shaver (District 5) discussed concerns regarding abandoned homes in the area. Chairman Rohrer suggested creating a committee to address those issues and how the HOA might be able to do minimal work to help with curb appeal. Charles Britton had numerous questions regarding a fee on a foreclosed property. Manager True explained the fees charged when a home closes.
- B. General Correspondence** – 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** – This item was approved by consensus as Director Haley was the only current Board memberin attendance.
- B. January 27, 2010 Board Meeting Minutes Approval** – On a motion duly made, seconded and unanimously carried it was resolved to approve the minutes as presented.

VI. FINANCIAL REVIEW

- A. Review 2009 Financial Statements** – This item was presented to the Board but no action was necessary. It was determined that one page was missing from the

balance sheet and Director Greening requested clarification on the office rent charges. Manager True offered to send the entire balance sheet to the Board and to confirm the charges recorded under Office Rent was in fact for the first 3 months of 2010.

- B. Accounts Payable February Approval** – On a motion duly made, seconded and unanimously carried, it was resolved to approve the February Accounts Payables.
- C. Review Budget** – On a motion duly made, seconded and on a vote of 5 in favor and 1 abstaining (Director Haley) it was resolved to approve the 2010 budget as presented.
- D. Auditor update** – Manager True reported the Auditor had been in the office February 17 to begin the 2008 audit. It was further reported the financials for 2009 were reviewed and as no monies will be owed, he would file for the extension.
- E. Review late fee letter and procedure** - After discussion it was confirmed that the late fee will be charged for any unpaid 2009 assessment as of March 1. In addition a letter and the assessment invoice will be sent along with the \$10 late fee invoice.

VII. UNFINISHED BUSINESS

- A. Consider Revised Logo** – This item was tabled until March.
- B. Consider HOA/Metro District Newsletter** – This item was tabled due to the Metro District making additional changes.
- C. Consider Fee & Fines Committee Recommendations** – On a motion duly made, seconded and unanimously carried it was agreed to approve the presented Fees and Fines Schedule and to make it retro-active back to January 2010. Manager True was directed to adjust hearing fines from the January and February hearings and have them ready for the Hearing Committees to review at the March hearing. Manager True was further directed to call members of the Fees and Fines Committee and the Hearing Committee back together to further consider recommending standard days for each of the proposed classifications.
- D. Website Update** – Director Tanner reported the new site is up and running. He commented he would be working the Metro District to create a link to their site for some of their events and other information.
- E. MOZY Update** – It was discussed and decided Director Greening would contact MOZY to see if we could go on a monthly billing instead of a monthly withdrawal or having to sign an one year contract as their services may not be needed past

June or July. Directors Greening and Tanner were to investigate the purchase of Tera-Byte hardware to begin doing a hard backup at the office. Director Tanner commented he would contact the Metro District and obtain the information on their external back-up service.

VIII. NEW BUSINESS

- A. **Consider January 13, 2010 Hearing Decisions** –This item was tabled until the March 24, 2010 Board meeting.
- B. **Consider January 19, 2010 Hearing Decisions** – This item was tabled until the March 24, 2010 Board meeting.
- C. **Consider February 10, 2010 Hearing Decisions** – This item was tabled until the March 24, 2010 Board meeting
- D. **Consider FNN membership** – On a motion duly made, seconded and by a vote of 5 in favor and 1 abstaining (Director Haley) it was agreed to join the FNN and to pay a membership fee of \$500.
- E. **Consider adding Newsletter as an insert to the Far Northeast Reporter** – As the Board had already begun printing a combined newsletter with the Metro District this item was tabled, for consideration, until such time as the two newsletters were no longer combined.
- F. **Consider Appeal of ARC denial at 18910 East 43rd Avenue** – On a Motion duly made, seconded and unanimously carried it was resolved to table this item until Directors Haley, Rohrer and Avery could meet Fred Hales (ARC Committee member) at the property to further understand the ARC concerns along with the Homeowners concerns.
- G. **Consider Appeal of ARC denial for lattice on fence at 4511 Gibraltar** – On a motion duly made, seconded and unanimously carried it was resolved to support the ARC decision and to notify the homeowner they can install welded wire on the fence, but it cannot exceed the height of the builder installed fence.
- H. **Consider Appeal of Hearing Decision at 18981 East 44th Place** – Homeowner did not appear nor did they submit a request in writing so this item was not addressed.
- I. **Lewan** – On a motion duly made, seconded and unanimously carried it was resolved to request they bill us each month for services rendered until a decision is made regarding future needs of the HOA.
- J. **Other** – Curtis Shave (District 5 Delegate) asked about an update on the duties Chairman Rohrer indicated he would be working on. Chairman Rohrer stated he

