

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH RECREATION CENTER March 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; Art Connolly – Member at Large; Norm Avery – Member at Large; Gary B. Haley - Member at Large; James Tanner - Member at Large.

District Delegates Present: Art Shaver, Fred Hales, John Foote, Larry Nunez,

Homeowners and Residents Present: Rise Valentine, Jeff Kudsen, M. George, Eric Graveson, Chuck Britton, Tom Gibbons, Sharon Connor, P. Chanthavongs, Andrew Pimental, Theresa Chacon, Fenna Tanner, Angela Brown, Zothan Kovaces

Chairman Rohrer welcomed those in attendance.

AGENDA APPROVAL – As amended

- 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 5:36 P.M.
- A. Consider appeal for 20756 E. 39th Avenue** - Homeowner appeared, agreed to a 12 month payment plan of \$153.62 to start April 24, 2010. Landscape to be in compliance by June 1, 2010.
 - B. Discuss Inspector** – Voted to retain Phil Rugg as Inspector. Was not in the best interest of the community to let him go.
 - C. Discuss Managers contract** – Voted not to renew Joanne True’s contract which expired April 5 2010.

III. PUBLIC COMMENT –

- A. Police Report** – At 2:00pm, 3:00pm and 8:00pm are the highest times for crime. Requesting volunteers for speed gun and radar. Training class will be April 21, 2010 at the Metro District office.

- B. Homeowners to address the Board** – John Smith presented a thank you and plaque to Fenna Tanner for FNN National Woman of the month for all her dedication to the community through the years.
- C.** Curt Shaver update to take care of vacant properties, also update on Delegate duties/responsibilities. Done by April 8, 2010 for Newsletter.
- D.** Discussed Chuck Britton’s concern about Special Assessment fees.
- E. General Correspondence** – 2009 – People against the HOA and wanted it abolished. Established an Action Committee. There is a fund of \$4000+, should decide what to do with the money. 8 to 1 in favor of it staying with FNN.

IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES – None received.

V. BOARD MEETING MINUTES APPROVAL –

- A. February 24, 2010 approved** – Norm Avery motioned, Art Connolly 2nd, unanimous

VI. FINANCIAL REVIEW

- A. February 2010 - ?**
- B. March Account Pay** – Approved, Mariann Toomey motioned, Art Connolly 2nd, unanimous

VII. UNFINISHED BUSINESS

- A. Consider revising logo** – Table to solidify logo with Metro and then consider.
- B. Consider MOU for joint newsletter** – Jim Tanner - motioned approved, 2nd Mariann, favored 6, apposed 1 (Gary)
- C. Consider Fees & Fines** – Art spoke of revised time schedule if letters are being sent to the homeowner. Reconsider to go forward with recommendation. Table until April meeting and discuss how to proceed.
- D. Consider appeal ARC – 18910 E. 43rd Avenue** – Board members visited property. Front porch maybe be constructed or extended up to eight feet (8’) from the foundation of the house or to end of the garage; whichever is less. Front porch may not extend past the side of the house to leave appropriate drainage. A porch must maintain the architectural design and integrity of the home, i.e. if the home is constructed with a concrete pad/stoop in the front then porch of any

extension of the front porch will also be done using concrete. Owners are responsible for compliance within city code requirements.

- E. **Update of transfer of files to Hindman Sanchez** – Transfer is in progress.
- F. **Other** – Nothing more

VIII. NEW BUSINESS

- A. **Consider January 13, 2010 Hearing decision** – Motion to apply new schedule. Motion – Jim, 2nd Mariann, unanimous
- B. **Consider January 19, 2010 Hearing decision – Ditto**
- C. **Consider February 10, 2010 Hearing decision – Ditto**
- D. **Consider March 10, Hearing decision** – Motion – Gary, 2nd Jim, unanimous
- E. **Consider support of the “Dollar Dictionary Drive”** – Join \$75.00 level. Motion – Ron, 2nd Jim, unanimous
- F. **Appeal of ARC 4060 Dunkirk Court** – Board upheld ARC committee decision to resubmit a lighter color.
- G. **Consider server access to board members** – A motion request to immediately give full access to John Tanner and Ron Greening. Mariann motioned, Art 2nd, 5 in favor, 1 against (Gary), 1 abstain (Norm). Jim felt more than one person should have access and on original documents will remove trademarks and clean up. Ron will have access for financials/minutes. Gary will not have full access only to what is needed. Roger will take full responsibility for any mess ups.
- H. **Annual Meeting** – May 15, 2010. Cookies and water will be served. All up for election.
- I. **Community Garage Sale** – June 18th and 19th, 2010

- 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 7:50 PM.

Mariann Toomey, Secretary