

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH RECREATION CENTER April 28, 2010

- I. ESTABLISH A QUORUM** – Four of the six Directors needed. Roger Rohrer, President, called the meeting to order at 5:35 p.m. A quorum was established with the following Board Members in attendance: Roger Rohrer - President; Ron Greening - Vice President; Art Connolly – Member at Large; Norm Avery – Member at Large; James Tanner - Member at Large. Director Norm Avery; Mariann Toomey - Secretary/Treasurer was excused for cause.

District Delegates Present: Art Shaver, Fred Hales, John Foote, Larry Nunez, Walt Cross, Fenna Tanner, Angela Brown, Curt Shaver, Betsy Sigler, Maisha I

Homeowners and Residents Present: Linda Streno, Joanne True, Garrett Douglas, Stephanie Espinola, Joyce Bennett, Mary Schumer, Eric Gravenson, Karen Mealzer

Others Present: Andrew Pimental – Metro District Manager, Jason Mehring – Aspen Laser, Stevanne Brenner – Aspen Laser, Joyce Measmer – HOA employee

Chairman Rohrer welcomed those in attendance. He informed everyone that Joanne True was no longer working at the HOA and introduced Joyce Measmer, an employee of the HOA who is now taking the meeting minutes.

AGENDA APPROVAL – Approved as amended with the addition of the following items: the three areas without district numbers and no representation, unemployment requirements for Joanne True and letter from her attorney, and changing bylaws for delegate and board terms.
Jim Tanner motioned, Art Connolly 2nd, all in favor

- 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 5:35 P.M.

- A. Review and sign Vendor Payment 941 FWH -**
- B. Considered appeal 20715 E. 47th Avenue** – Board voted to waive \$10.00 late fee. Roger motioned, Ron 2nd, all were in favor
- C. Considered appeal 19440 E. 45th Avenue** – Board voted to waive \$10.00 late fee, but voted to not waive \$174.00 assessment. Homeowner will be contacted and offered a 12 month payment plan. Jim motioned, Roger 2nd, all were in favor
- D. Considered appeal 19532 E. 46th Avenue** – Board voted to waive \$10.00 late fee, but voted to not prorate the \$174.00 assessment due to the reimbursement of

the 2010 taxes. Homeowner will be contacted with decision and Jim will write the explanation. Ron motioned to deny, Art 2nd, all were in favor

- E. Considered appeal 4058 Andes Way** - Board voted to waive \$10.00 late fee, but voted to not prorate the \$174.00 assessment due to the reimbursement of the 2010 taxes. Homeowner will be contacted with decision and Jim will write the explanation. Ron motioned to deny, Roger 2nd, all were in favor
- F. Unemployment requirements for Joann True** – Will be a legal discussion between the Board and attorney regarding all legal issues.
- G.** Art motioned to approve Executive Session, Art second, all in favor
- H.** Jim Tanner motioned to end Executive Session, Ron 2nd, all in favor

III. PUBLIC COMMENT –

A. Police Report –

B. Homeowners to address the Board –

- a. **Curt Shaver** indicated there will be speed watchers out over the next few months with radar guns. If anyone would like to volunteer to help contact him.
- b. **The HOA audits** are almost done for 2008 and 2009, when the auditor has completed his report he will present at one of the Board meetings for questions and answers.
- c. **Joanne True:**
 - i. She wanted to know why the agenda was not posted on the Web site and Jim apologized and indicated he had been ill and assured her it would be in one time next month.
 - ii. She wanted to know how much Joyce was being paid to take and type Board meeting minutes, which is \$25.00 per hour.
 - iii. She was given an inventory list of the HOA office prepared by Mary Shummer.
 - iv. She wanted to know how much the Metro District charged the HOA to help stuff envelopes for the District Delegate meeting mailing.
 - v. Roger informed her he would communicate with her in writing not verbally or in emails.

C. HOA petition for fence with ARC approval at 4116 Orleans St. – Board voted to stand as approved by the ARC committee. The homeowner removed the lock for neighbor to have access to the side of his house and added there is sufficient space between the fence and the neighboring house.

D. General Correspondence –

- a. Jim referenced Mr. Welch's letter. Joyce will provide the case number to Jim for correspondence to Mr. Welch. Ron motioned to waive late fee of \$10.00, Jim 2nd, all in favor.

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

V. BOARD MEETING MINUTES APPROVAL –

- A. February 24, 2010 approved –** Jim motioned to approve, Art 2nd, all in favor
- B. March 24, 2010 approved –** Ron motioned to approve, Jim 2nd, all in favor

VI. FINANCIAL REVIEW

- A. March 2010 Financial Statements -** Jim will have on Web by May 5, 2010
- B. March & April Account Pay –** Motion to approve Norm, 2nd Jim, all in favor

VII. UNFINISHED BUSINESS

- A. MOU with GVR Metropolitan District for publication of newsletter –** Previously approved and was signed at this meeting.
- B. Fees & Fines Committee Recommendation for Violation letters –** Previously approved fee schedule and there should be one more revision for the time schedule. Clarification provided at next meeting.

VIII. NEW BUSINESS

- A. Consider April 14, 2010 Hearing decision –** Art motioned to approve, Jim 2nd, all in favor
- B. Presentation by Stevanne Brenner and Jason Mehring from Aspen Laser –** They would like to provide to the HOA a report which would summarize our equipment and printing costs at no cost to the HOA. They would need the HOA records to do this audit which would take a month. What they sell is equipment services and supplies. The report would need to be done first to determine if they can truly save the HOA money.
- C. Consider change to bylaws regarding terms of delegates and board members –** Jim motioned to consider, Art 2nd, 4 in favor Norm opposed

- D. Jim is requesting committee to count, verify and validate proxies at the Annual meeting** – Roger motioned to form a formal committee, Art 2nd, all in favor. Maisha I and Curt Shaver volunteered.
- E. The three districts not assigned district numbers and have no representation** – Being reviewed by our attorney Elina. Declaration Amendment and sending should be done asap.
- 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 7:20 PM. Norm motion to adjourn, Jim Second and all in favor

Mariann Toomey, Secretary