

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES GREEN VALLY RANCH RECREATION CENTER June 23, 2010

- I. ESTABLISH A QUORUM** – Four of the six Directors needed. Roger Rohrer, President, called the meeting to order at 6:05 p.m. A quorum was established with the following Board Members in attendance: Roger Rohrer - President; Ron Greening - Vice President; Mariann Toomey - Secretary/Treasurer; James Tanner - Member at Large; Karen Maelzer - Member at Large; Ardith Duke - Member at Large.

Gary B. Haley not present, with no approved absence.

**District Delegates Present:** Fred Hales, Walt Cross, Fenna Tanner, Curt Shaver, Betsy Sigler, Maisha I, Paul Gilberto, Ron Mace, John Smith, Angela Brown

**District Delegates not present with no approved absence:** Bill Hollenback, Sandra Thomas-Hunter, Larry Nunez, Gary B. Haley

**Homeowners and Residents Present:** Elaine Smith, Tom Gibbons, John Foote, Joanne True, Gigi Boniface, Fermin Uriarte, Eric Gravesonson, Mike George, Betty George, Mary Schumer, Bert Bourgeois, Chris Rohrer

**Others Present:** Andrew Pimental – Metro District Manager, Anita Gomes – PAR Officer, Joyce Measmer – HOA employee

Chairman Rohrer welcomed those in attendance.

**AGENDA APPROVAL** – Approved as amended  
Jim Tanner motioned, Mariann Toomey 2<sup>nd</sup>, all in favor

- II. DISCLOSE FINANCIAL AND/OR COMMON CONFLICT OF INTEREST ON AGENDA** – None received

**III. PUBLIC COMMENT PERIOD**

**A. Police Report** – Anita Gomez, PAR Officer indicated they will be handing out to homeowners flyers regarding violations for the fireworks for the 4<sup>th</sup> of July celebrations. The purpose is to be proactive with permits. PC is no longer the PAR officer for GVR, south side. At the next meeting she will be introducing PC's replacement. She advised if someone is going on vacation they can call the police station ahead of time to let them know.

**B. Appeal of ARC denial for paint color and pre-start fine at 4192 Netherland Street** – Decision was the homeowner had to repaint their home (submittal of a

new ARC form with color chips is required) and they were given 6 months. Fine of \$250 will be waived if they bring their home into compliance within the 6 months time frame.

- C. **Open floor** – Mariann motioned to open floor, Jim seconded, all in favor.

**Homeowners to address the board:**

**Joanne True** – She raised concern of delegates who may not be eligible to be delegates. Roger reassured her there were no current delegates who were not current.

- D. **General Correspondence** – Everyone read the letter to the Board included in their packet.

**IV. NEW BUSINESS**

- A. **Election of officers** – Roger introduced the two new Board members and read their bios: Karen Maelzer and Aridith Duke. Ron Greening was re-elected to the Board. Jim nominated Roger Rohrer to maintain his presidency, Karen second all were in favor. Ron Greening maintained his vice presidency and Mariann Toomey maintained secretary/treasurer.
- B. **Consider June 16, 2010 Hearing Decision** – Jim motioned to approve, Karen 2<sup>nd</sup>, all in favor.
- C. **Reactivate committee for revision of the Green Book** – It was suggested the proper name would not be the “Green Book”. Roger placed Ron Greening as Board liaison to this committee, other members to the committee are Walt Cross, John Foote, Art Connolly, Bert Bourgeois to start with, and Gigi Boniface will be the Committee Chair.
- D. **Recommendations for revision to the Covenant Violation Letters and their time frames and various Green Book revisions.** – Changes were recommended by Phil Rugg, HOA Inspector and read by Roger. All in favor to change the recommendations from Phil.
- E. **Service Agreement** – Ron found some spelling errors, the Board will review further for corrections. There will be one more review before it is posted on the Web gvrhoa.com website.
- F. **Discuss Board Covenant Volunteers** – Roger asked for volunteers to help the HOA office to assist Phil in taking covenant violation pictures. Roger, Aridith and Mariann volunteered and a time will be set up with Phil for training.
- G. **Consider the IT company Grahamholden for replacement of Lewan** – Jim recommended going with Grahamholden to provide IT services to the HOA office. There would be no contract link, they offer a cost savings and the Metro

District uses them for their IT services. Since the HOA office could be combined with the Metro District office in the near future it only makes sense to have one company. Ron motioned to go with them, Mariann seconded, all in favor.

**H. Other - None**

**V. BOARD MEETING MINUTES APPROVED**

**A. Approved April 28, 2010 approved** – There were no questions or changes, Mariann motioned to approve, Jim seconded, 2 abstained, 4 in favor. (It was decided that in the future minutes there will be a list of delegates who are in attendance and those who are not in attendance.)

**VI. FINANCIAL REVIEW**

**A. April 2010 Financial Statements** – There were no questions or changes, Jim motioned to approve, Mariann seconded, 2 abstained, 4 in favor.

**B. May 2010 Financial Statements** – There were no questions or changes, Jim motioned to approve, Ron seconded, 2 abstained, 4 in favor.

**C. Accounts payable** - There were no questions or changes, Ron motioned to approve, Mariann seconded, all in favor.

**D. Other** – Auditor is close to completion for the years 2008 and 2009

**VII. UNFINISHED BUSINESS**

**A. Consider change to bylaws regarding terms of delegate and board members** – Permanently table

**B. Representation of the three districts not assigned district numbers and have no representation.** – Elina Hindley from HindmanSanchez, the HOA attorney, will do research on the original documents and rulings on what they actually say. Roger would like to motion to approve the funds for Elina to do this project feeling it would be beneficial to the HOA. The funds should not exceed \$2,000. Ron motioned to approve, Jim seconded, all in favor.

Jim motioned to adjourn meeting at 7:31pm, Mariann seconded, all in favor

**VIII. 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 7:35 P.M.

**A. Appeal of 2007 rule violations at 19493** - One of the homeowners was present. Decision was tabled to give her time to research her legal options since she is divorced from the homeowner now living in the home. She agreed to this. Roger

asked Joyce, HOA admin assistant to help her find some information. Phil indicated the property looks better than it did, however, the wood trim needs to be fixed and the house needs to be painted.

- B. Appeal Hearing fine of \$200 for 19706 E. 41<sup>st</sup> Ave.** – Decision was to suspend fine with Phil’s recommendation and with the understanding if the same violation occurs within 3 months there will be an automatic fine of \$200 to the homeowner.
  - C. Appeal Hearing fine of \$50 for 21124 Scott Pl.** – Decision was to waive fine with the understanding if the same violation occurs within 6 months there will be an automatic fine to the homeowner.
  - D. Appeal Hearing fine of \$200 for 4591 Malaya St.** – Decision was to waive fine with the understanding if the same violation occurs within 6 months there will be an automatic fine to the homeowner.
  - E. Appeal Hearing fine of \$50 for 18602 E. 46<sup>th</sup> Pl.** - Decision was to waive fine with the understanding if the same violation occurs within 6 months there will be an automatic fine to the homeowner.
  - F. Appeal Hearing fine of \$50.00 for 19492 E. 42<sup>nd</sup> Ave.** – Decision was to waive fine and an extension until November, 2010 was granted to paint trim.
  - G. Appeal Hearing fine of \$100 for 20780 E. 40<sup>th</sup> Ave.** – Decision was to waive fine as long as the tree is maintained.
  - H. Write Offs** – All were approved
  - I. Mariann** motioned to end Executive Session, Jim 2<sup>nd</sup>, all in favor
- 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. Norm motion to adjourn, Jim Second and all in favor

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Mariann Toomey, Secretary