

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH RECREATION CENTER August 24, 2011

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, August 24, 2011 at the Green Valley Ranch Recreation Center. Board President Roger Rohrer called the meeting to order at 6:05 p.m. A quorum was established with the following Board Members in attendance: Roger Rohrer – President, Jim Tanner - Vice-President, Mariann Toomey- Secretary/Treasurer, Karen Maelzer – Director, Ardith Duke – Director, Paula McClain – Director, and Matt Stallman- Director

Board member absent with approval – None

District Delegates Present: Walt Cross, Ron Mace, Fenna Tanner, Curt Shaver, Fred Hales, Angela Brown, John Smith, Roger Rohrer

District Delegate not present: None

Homeowners and Residents Present: Rusty Hales, Robert Brown, Elaine Smith, Vanessa Thomas, Joanne True, Eric Gravenson, Tom Gibbons, Charles Britton

Others Present: Peggy Ripko – HOA Supervisor, Andrew Pimental- GVR Metro District Manager

Mr. Rohrer welcomed those in attendance.

AGENDA APPROVAL –

Mr. Tanner made a motion, seconded by Ms. Toomey, to approve the agenda. Motion passed unanimously.

- II. EXECUTIVE SESSION** – The Board went into Executive Session at 5:02 and emerged from Executive Session at 5:55pm.

III. PUBLIC COMMENT –

A. Homeowners to address the Board –

- Joanne True- Ms. True expressed concern regarding the detention pond repairs at 41st & Ensenada, and stated that she did not think the contractor should have been paid in full before the pond was functioning properly.
- Fenna Tanner- Ms. Tanner asked the HOA Supervisor if she feels threatened or in jeopardy when inspecting for violations. The HOA Supervisor indicated that this has not occurred to date.
- Angela Brown- Ms. Brown stated that the House 7A/B Unity Dinner will be October 15, 2011. Mayor Hancock will be in attendance.

B. General Correspondence – None.

- IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None.
- V. BOARD MEETING MINUTES APPROVAL** –
The minutes from the July 27, 2011 Board meeting were reviewed. Ms. Duke made a motion, seconded by Mr. Tanner to approve as presented. Motion passed unanimously.
- VI. FINANCIAL REVIEW**
- A.** The July 2011 Financial statements were reviewed by the Board.
 - B.** The July 2011 Accounts Payables were reviewed by the Board. Mr. Tanner made a motion, seconded by Ms. Toomey, to approve the accounts payable as presented. Motion passed unanimously.
- VII. HOA SUPERVISOR'S REPORT**
The HOA Supervisor presented an update on the status of the Association and the number of violations sent year to date.
- VIII. UNFINISHED BUSINESS**
None.
- IX. NEW BUSINES**
- A. Ratify Decisions Made in Executive Session-** Ms. Duke made a motion, seconded by Mr. Tanner, to ratify the decisions made by the Board in Executive Session. Motion passed with six in favor and Mr. Rohrer abstaining on the first three (3) decisions.
 - B. August Hearing Decisions-** The Board reviewed the August Hearing Committee recommendations. Mr. Tanner made a motion, seconded by Ms. McClain, to approve as presented with the exception of one account whose variance was discussed in executive session. Motion passed unanimously.
 - C. Green Book Clarification-** The Board discussed the rules of Landscaping in the Green Book. The Maintenance section, 3.54D, falls under the general landscape section which states that all work done on landscaping must be approved by the ARC. Technically, this includes any maintenance (putting in new seed/sod, etc). Mr. Tanner made a motion, seconded by Ms. Duke that maintaining what is/should be there (in the case of dirt yards that should be grass) can be done without approval. Motion passed unanimously.
 - D. Solicitation Policy-** The Board is not moving forward with a policy regarding solicitation in the community at this time.
 - E. Grand Marquis Ownership-** Mr. Tanner made a motion, seconded by Ms. Duke, to transfer ownership of the Grand Marquis to the GVR Metropolitan District, as the district can insure and register the vehicle at a lower cost. If the service agreement between the HO and the District is ever dissolved, the ownership would then transfer back to the HOA. Motion passed unanimously.
- X. 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 7:25 PM.

Signature on File

Mariann Toomey, Secretary