

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH RECREATION CENTER December 7, 2011

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, December 7, 2011 at the Green Valley Ranch Recreation Center. Board President Roger Rohrer called the meeting to order at 6:07 p.m. A quorum was established with the following Board Members in attendance: Roger Rohrer – President, Mariann Toomey- Secretary/Treasurer, Karen Maelzer – Director, Ardith Duke – Director, Paula McClain – Director, and Matt Stallman- Director

Board member absent with approval – Jim Tanner

District Delegates Present: Walt Cross, Curt Shaver, Fred Hales, John Smith, Roger Rohrer

District Delegate not present: Angela Brown, Ron Mace, Fenna Tanner

Homeowners and Residents Present: Tom Gibbons, Chuck Britton, Christie Plummer, Mary Hales, Eric Gravenson, Elaine Smith

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

Mr. Rohrer welcomed those in attendance.

AGENDA APPROVAL –

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

- II. EXECUTIVE SESSION** – The Board went into Executive Session at 5:05 and emerged from Executive Session at 5:50pm.

III. PUBLIC COMMENT –

A. Homeowners to address the Board –

- Chuck Britton- Mr. Britton expressed concern regarding the air condition due to the proximity of DIA and his concern with DIA's proposed growth. He also expressed concern regarding the dump that is north of GVR. He asked about the gift baskets that were purchased by the prior Board of Directors for new homeowners. The Board indicated they have not seen any since they joined the Board.
- Chris Maj- Mr. Maj asked for the minutes where the special assessment was passed. He also expressed concern that the Association was too restrictive.

B. General Correspondence – None.

- IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None.

- V. BOARD MEETING MINUTES APPROVAL** –

The minutes from the November 2, 2011 Board meeting were reviewed. There was one correction. Ms. Duke made a motion, seconded by Ms. Toomey, to approve as amended. Motion passed unanimously.

VI. FINANCIAL REVIEW

- A. The October 2011 Financial statements were reviewed by the Board.
- B. The October 2011 Accounts Payables were reviewed by the Board. Ms. Duke made a motion, seconded by Ms. McClain, 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. **Executive Session Overview-** The HOA Supervisor gave an over of the decisions made in Executive Session. Twenty-one extensions were granted, the fines were waived on 2 accounts and not waived on one account. Two accounts were postponed pending weather and there was one variance.
- B. **Ratify Decisions Made in Executive Session-** Ms. Maelzer made a motion, seconded by Ms. Toomey, to ratify the decisions made by the Board in Executive Session and approve the write offs as presented. Motion passed unanimously.
- C. **November Hearing Decisions-** The Board reviewed the November Hearing Committee recommendations. Ms. Toomey made a motion, seconded by Ms. Maelzer, to approve as presented. Motion passed unanimously.
- D. **Green Book Amendments-** The proposed amendments were discussed. Tabled to the January Board meeting.
- E. **Attorney Proposals-** The Board reviewed proposals from several law firms. Ms. Toomey made a motion, seconded by Ms. Duke to remain with HindmanSanchez.
- F. **Fund Request Policy-** The Board reviewed the updated Fund Request Policy, which includes a required form for anyone requesting funds from the Association. Ms. Maelzer made a motion, seconded by Ms. McClain, to approve as presented. Motion passed unanimously.
- G. **Working Session Schedule-** The HOA Supervisor asked the Board for good times and dates for a Working Session to discuss collection plans and covenant enforcement lawsuits.

- 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