

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH RECREATION CENTER November 2, 2011

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, November 2, 2011 at the Green Valley Ranch Recreation Center. Board Vice-President Jim Tanner called the meeting to order at 6:07 p.m. A quorum was established with the following Board Members in attendance: Jim Tanner - Vice-President, Mariann Toomey- Secretary/Treasurer, Karen Maelzer – Director, Paula McClain – Director, and Matt Stallman- Director

Board member absent with approval – Ardith Duke

District Delegates Present: Walt Cross, Fenna Tanner, Curt Shaver, Fred Hales

District Delegate not present: Angela Brown, Ron Mace, John Smith

Homeowners and Residents Present: Eric Gravenson, Tom Gibbons

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

Mr. Tanner 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 5:00 and emerged from Executive Session at 5:53pm.
- III. PUBLIC COMMENT** –
- A. Homeowners to address the Board** – None.
 - B. General Correspondence** – None.
- IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None.
- V. BOARD MEETING MINUTES APPROVAL** –
The minutes from the September 28, 2011 Board meeting were reviewed. There was one correction. Ms. Toomey made a motion, seconded by Ms. McClain, to approve as amended. Motion passed unanimously.
- VI. FINANCIAL REVIEW**
- A.** The September 2011 Financial statements were reviewed by the Board.
 - B.** The September 2011 Accounts Payables were reviewed by the Board. Ms. Toomey 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 BUSINESS

- A. Ratify Decisions Made in Executive Session-** Mr. Stallman made a motion, seconded by Ms. Maelzer, to ratify the decisions made by the Board in Executive Session and approve the write offs as presented. Motion passed unanimously.
- B. October Hearing Decisions-** The Board reviewed the October Hearing Committee recommendations. Ms. Toomey made a motion, seconded by Ms. McClain, to approve as presented. Motion passed unanimously.
- C. Investments-** Tabled.
- D. Funds Request Policy-** The Board reviewed the Funds Request Policy, which outlines steps to be taken if an organization is requesting funds from the Association. Ms. Maelzer made a motion, seconded by Ms. Toomey, to approve. Motion passed unanimously.
- E. Funds Request-** The Board reviewed a request from Esther House through Karen Jordan to donate funds for the annual holiday party. Ms. McClain made a motion to donate \$500. Motion failed due to a lack of a second. Ms. Maelzer made a motion, seconded by Ms. Toomey, to approve a donation of \$250. Motion passed with five in favor and Ms. McClain opposed.
- F. Hearing Notice Mailing-** The HOA Supervisor requested the Board amend the Enforcement Policy and Green Book to state the Hearing notices will be send regular, first class mail rather than certified mail. This will save around \$6,000 per year, and make it easier for homeowners to get their notices. Hearing notices mailed out will be documented on a notarized list. Ms. Toomey made a motion, seconded by Mr. Stallman, to approve the amendment. Motion passed unanimously.
- G. Large Item Pick-Up Policy-** The Board reviewed a policy allowing the Association to remove large items left in the street by homeowners, after proper notice. The homeowners who left the item will be charged for the cost of the removal. Ms. Toomey made a motion, seconded by Ms. Maelzer, to approve the policy. Motion passed unanimously.
- H. Gobble Wobble-** Ms. Toomey let those present know about the upcoming Gobble Wobble, sponsored by the Community Advisory Board and scheduled for November 19.

- 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 7:14 PM.

Signature on File

Mariann Toomey, Secretary