

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES

June 21, 2021

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on June 21, 2021, virtually via GotoMeeting. The meeting was called to order at 6:04 p.m. A quorum was established with the following Board Members in attendance: Shelly Jenks, President; Rose Thomas, Vice-President; Alvina Ferguson, Secretary and Treasurer; Mary Simpson, Director; and David Brown, Director. Ms. Thomas made a motion to excuse Ryan Bronco, Director, and Shawna McCowan, Director. Ms. Jenks seconded the motion. The motion passed unanimously.
  - A. **Homeowners, Residents and Property Managers Present:** Rose Thomas, District 10 Delegate; Fred Hales, District 9 Delegate; Mary Simpson, District 14 Delegate; Yvette Anderson, District 5 Delegate; Henry Wettstein, homeowner; Shannon Deloach, homeowner; Zahid Stanikzai, homeowner; Lazarus Duru, homeowner; Chris Owen, homeowner.
  - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Office Assistant.
- II. **PUBLIC COMMENT**
  - A. **Citizen’s Advisory Board Report:** None
  - B. **Public Comment:** A homeowner made comments relating to the ARC process and obtaining building permits.
- III. **DISTRICT DELEGATE REPORTS** – Yvette Anderson commented on District 5 issues with livestock.
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the May, 2021, Board meeting were reviewed. Ms. Ferguson made a motion to approve, seconded by Ms. Simpson. Motion passed unanimously.
- VI. **FINANCIAL REVIEW**
  - A. **Financials** – The April financials were reviewed. There were \$11,336,35 in Board write-offs and \$11,677.32 in Attorney write-offs totaling \$33,313,67. Ms. Jenks made a motion, seconded by Ms. Thomas to approve as presented. Motion passed unanimously.

**VII. HOA MANAGEMENT REPORT** – The HOA Management report for May was presented. Management had contact with 1802 owners, received 103 ARC requests, and sent 25 status letters. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on July 19, 2021 at 6:00 p.m. and again will be held telephonically.

**VIII. ASSOCIATION BUSINESS** –

**A. Ratification of Email Votes** – The Board ratified three votes held by email. Ms. Jenks made a motion to approve ratification of votes via email. Ms. Ferguson seconded. The motion passed unanimously.

**B. Homeowner Requests:**

- i. 18867 E. 42<sup>nd</sup> – Appeal ARC denial
- ii. 4078 Perth Street – Appeal fees and fines
- iii. 18654 E 41<sup>st</sup> Place – Appeal fees and fines
- iv. 20501 E. 42<sup>nd</sup> – Appeal ARC decision and fees and fines
- v. 4149 Halifax Street – Appeal denial of commercial vehicle

**IX. EXECUTIVE SESSION** – The Board went into an executive session at 6:53 p.m. The Board came out of executive session at 7:39 p.m.

**A.** There was a motion by Ms. Thomas to approve the Homeowner Requests as amended. Ms. Jenks seconded the motion. The motion passed unanimously.

**B.** There was a motion made by Ms. Thomas and seconded by Ms. Jenks to approve Enforcement and Collection recommendations as modified.

**C.** There were eight motions made to approve foreclosure recommendations from counsel. The motions passed unanimously.

- #1 Jenks, Ferguson – Unanimous - Mitchell Place
- #2 Thomas, Jenks – Unanimous - Kelly Pace
- #3 Fergusons, Brown – Unanimous - 40<sup>th</sup> Ave
- #4 Thomas, Jenks – Unanimous - 45<sup>th</sup> Ave
- #5 Jenks, Ferguson – Unanimous - 47<sup>th</sup> Ave
- #6 Thomas, Jenks – Unanimous - 38<sup>th</sup> Place
- #7 Jenks, Thomas – Unanimous - Liverpool
- #8 Ferguson, Simpson – Unanimous - Dunkirk

**X. ADJOURNMENT** – The meeting was adjourned at 7:47 p.m.