

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

September 19, 2022

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on September 19, 2022, virtually via GotoMeeting. The meeting was called to order at 6:23 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, President; David Brown, Director; Mary Simpson, Director; and Shelly Jenks, Vice-President. Ms. Thomas made a motion to excuse Alvina Ferguson, Secretary/Treasurer. Mr. Brown seconded the motion. The motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Rose Thomas, District 10 Delegate; Fred Hales, District 9 Delegate; Shelly Jenks, District 17 Delegate; Reuben Espinosa, District 24 Delegate; homeowners Tastonga Moore, Mayra Williams, Brooks, Jamy, Rose Harubin, owner of 2000 Mitchell Place #2, Eugene, Linda Wilson, owner of 4146 Lisbon St., owner of 20990 42nd Ave., JC, Matthew, Douglas Leckband, owner of 4066 Andes Way, owner of 20308 Andes Place, Josh Bolton, and Aimal Formully; and additional participants Michelle, Mary, caller 720-955-1908, Jay, Erika, John P, owner of 4068 Liverpool St., call-in user 1, Jose, Moto g power, Sondra Young, and Habtamu Dilamo.
 - 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:** Member advised board that they are not getting updates via mail. Will check annual meeting packet for updates. Another member advised they just moved on Labor Day and asked how to submit paint colors. Requested information on who to contact to turn park into pickleball or some other useful amenity. Member commented that meetings should be in person rather than zoom.
- III. **DISTRICT DELEGATE REPORTS** – None
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the August, 2022, Board meeting were reviewed. Ms. Simpson made a motion to approve, seconded by Ms. Thomas. Motion passed unanimously.

VI. FINANCIAL REVIEW

- A. Financials** – The August financials were reviewed. In August, there were roughly \$13,127 in Board write-offs and approximately \$3,600 in Attorney write-offs, totaling approximately \$16,727.42. Ms. Jenks made a motion, seconded by Ms. Simpson, to approve as presented. Motion passed unanimously.

- VII. HOA MANAGEMENT REPORT** – The HOA Management reports for August were presented. Management had contact with 2,756 owners, received 114 ARC requests, and sent 28 status letters in August. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on October 17, 2022 at 6:00 p.m. and again will be held telephonically.

VIII. ASSOCIATION BUSINESS –

- A. Ratification of Email Votes** – The Board had no votes to ratify via email.
- B.** The Board discussed and requested additional bids for insurance.
- C.** The Board voted to donate \$250.00 to the annual seed swap. Ms. Jenks made the Motion and Ms. Thomas seconded. The motion passed unanimously.
- D.** The Association discussed storing farmers market items in Association storage. Ms. Simpson made a motion and Ms. Thomas Seconded. The motion passed unanimously.
- E.** The Board discussed aligning hearings with common practice. Owners will only be provided a hearing if requested rather than automatically be provided a hearing date whether requested or not. Motion was made by Ms. Jenks and seconded by Ms. Thomas. Motion passed unanimously.
- F.** The Board discussed stopping landscape inspections for the year due to weather. Inspections will stop October 1, 2022 and resume on may 1, 2023. Motion made by Ms. Thomas and seconded by Mr. Brown. Motion passed unanimously.

G. Homeowner Requests:

- i.** Executive session for Owner appeals.

- IX. EXECUTIVE SESSION** – The Board went into an executive session at 7:08 p.m. The Board came out of executive session at 7:48p.m.

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

- X. ADJOURNMENT** – The meeting was adjourned at 7:55 p.m.