

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

September 20, 2021

- I. **ANNUAL MEETING – QUORUM** – The annual Board meeting of the Master Homeowners Association for Green Valley Ranch was held on September 20, 2021 virtually via Zoom. The meeting was called to order at 6:10 p.m. A quorum was not established.

- II. **ESTABLISH A QUORUM** – The regular Board meeting was called to order at 6:23 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, Vice-President; Mary Simpson, Director; David Brown, Director; and Alvina Ferguson, Secretary and Treasurer. Ms. Ferguson made a motion to excuse Shelly Jenks, President, Ryan Bronco, Director, and Shawna McCowan, Director. Ms. Thomas seconded the motion. The motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Eric Gravenson, District 3 Delegate; Yvette Anderson, District 5 Delegate; Fred Hales, District 9 Delegate; Rose Thomas, District 10 Delegate; Mary Simpson, District 14 Delegate; and Reuben Espinosa, District 24 Delegate; Joseph Lucero, homeowner; Dee G, homeowner; Konan Kouassi, homeowner; and Mr. Star, homeowner.
 - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Office Assistant.

- III. **PUBLIC COMMENT**
 - A. **Citizen’s Advisory Board Report:** Alvina Ferguson addressed the lack of a stop sign/light on 38th and Himalaya Rd. Rose Thomas encouraged homeowners make contact with their local representatives about this.
 - B. **Public Comment:** None

- IV. **DISTRICT DELEGATE REPORTS –**
 - A. **Reuben Espinosa, District 24 Delegate:** quite a few accidents and speeding on Tower Road. Request for more people need to report it to the police
 - B. **Eric Gravenson, District 3 Delegate:** Monitoring social media shows there are daily vehicle break-ins. When cars are left in driveways, cameras show thieves stealing items out of cars. There appears to be an increase in this type of activity be it vehicle theft, taking the vehicle itself, or stealing items out of cars.
 - C. **Rose Thomas, District 10 Delegate:** put recommendation out to homeowners to keep doors locked and do not store valuables in cars, suggested blurb on website,

informational reminders in next mailing, call for other suggestions

- D. Yvette Anderson, District 5 Delegate:** supportive of Alvina's request for stop sign/light on 38th and Himalaya Rd.
- E. Mary Simpson, District 14 Delegate:** almost every house in district has cleaned years of junk out their garage. Garages are beautiful in District 4

V. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES –

VI. BOARD MEETING MINUTES APPROVAL – The Minutes from the August, 2021, Board meeting were reviewed. Ms. Thomas made a motion to approve, seconded by Ms. Ferguson. Motion passed unanimously.

VII. FINANCIAL REVIEW

- A. Financials –** The August financials were reviewed. There were \$13,320.00 in Board write-offs and \$13,303.14 in Attorney write-offs and approximately \$0 in a foreclosure write-offs, totaling \$26,623.14. Ms. Simpson made a motion, seconded by Ms. Ferguson to approve as presented. Motion passed unanimously.

VIII. HOA MANAGEMENT REPORT – The HOA Management report for August was presented. Management had contact with 2,762 owners, received 103 ARC requests, and sent 35 status letters. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on October 18, 2021 at 6:00 p.m. and again will be held telephonically.

IX. ASSOCIATION BUSINESS –

- A. Ratification of Email Votes –** The Board ratified 3 votes held by email. Ms. Thomas made a motion to approve ratification of votes via email. Ms. Simpson seconded. The motion passed unanimously.
- B. Covenant Enforcement Files –** Motion to move forward with Covenant Enforcement Files by Ms. Simpson and seconded by Ms. Thomas. Unanimous.
- C. Collections Enforcement Files –** Motion to move forward with Collections Enforcement files by Rose Thomas and seconded by Mary Simpson. Unanimous.
- D. September Hearing** a Motion as made to approve recommendations by Ms. Simpson and seconded by Ms. Ferguson. Unanimous.
- E. Homeowner Requests -**
 - a. 18601 MTCP- request appeal of ARC**
 - b. 4089 Argos-request appeal of ARC**
 - c. 4414 Andes-request appeal of ARC**
 - d. 4533 CATHS- request appeal of ARC**

X. EXECUTIVE SESSION – The Board went into an executive session at 6:25 p.m. The Board came out of executive session at 7:15 p.m.

- A.** There was a motion made by Ms. Thomas and seconded by Ms. Simpson to approve

Enforcement recommendations. Unanimous.

- B.** Alvina /Mary and A Motion by Ms. Ferguson to approve Collection recommendations and seconded by Ms. Simpson. Unanimous.
- C.** A motion was made by Ms. Thomas and seconded by Ms. Simpson to approve the homeowner requests as modified. Unanimous.
- D.** There were eight motions made to approve foreclosure recommendations from counsel. All eight motions passed unanimously.
- E.** 209** 44th; Rose 1st, Alvina 2nd; approved unanimous
- F.** 210**: Mary 1st, David 2nd; approved unanimous
- G.** 4**5 Andes; Rose 1st; Mary 2nd; approved unanimous
- H.** 43** Argonne St; Dave 1st; Alvina 2nd; approved unanimous
- I.** 4**1 Ireland; Rose 1st; Mary 2nd; approved unanimous
- J.** 45** Ceylon; David 1st; Alvina 2nd; approved; unanimous
- K.** 4**0 Argonne; Rose 1st, Mary 2nd; approved, unanimous
- L.** 4**1 Biscay St; Rose 1st; David 2nd; approved unanimous

XI. ADJOURNMENT – The meeting was adjourned at 7:19 p.m.