

GREEN VALLEY RANCH HOA BOARD MEETING

March Meeting Minutes

March 14, 2023 Weldon Shaver's House 7:05pm - 7:40pm

Attendees

1. Weldon Shaver, President
2. Steve Miller, Member at Large (new member)
3. Mario Villagomez, Member at Large (new member)
4. Jeff Lawrence, Finances and NHW
5. Amber Perry, Secretary and Social
6. Brad Perry, Member at Large

Agenda

Review of February Meeting Minutes

Presented by Amber Perry via email. Will send the new members a copy now that I have their email addresses. Approved as presented by Jeff L., seconded by Brad P.

Review of Annual Meeting minutes

Presented by Amber Perry via email. Will send the new members a copy now that I have their email addresses. A reminder invoice will be sent.

February Financial Report

Presented by Jeff Lawrence, copies were sent via email. .


1. 85% of homeowners have paid their dues, with 15% still unpaid.
 - a. A reminder invoice will be sent.
 - b. We did have one homeowner upset that we haven't moved to an online payment like Venmo.
2. 30,582.63 in checking, 9,826.37 in CD.
 - a. One check written to GFL for 7,030.72

- 3. Explanation of how dues are distributed for the benefit of our new board members.
- 4. Our trash/recycling contract with GFL expires the end of 2023, so Weldon is meeting with them on March 21st to set up a new contract.
- 5. Brad need to get the taxes paperwork done for the 2022 taxes.
- 6. An explanation of transfer fees is offered.
- 7. We are getting close to a fees cap set out in our CC&R's. We may need to update that soon.

Approved as presented by Amber P., seconded by Brad P.

Committee Information

- 1. Covenant Committee
 - a. Two homeowners on Astoria are still non-compliant to the overnight parking restriction. 5730 and 5720 Astoria. They've both been tagged numerous times and are still non-compliant.
 - i. An explanation about why we don't want overnight parking, reasons include aesthetically disturbing as well as turning our narrow two lane roads into a one way street and it also being a hazard to not be able to see kids if they try to run into the street.
 - ii. Weldon will talk to both homeowners about moving their vehicles off of the street overnight. We might need to send official letters stating their violations.
 - iii. New stickers were ordered for tagging overnight offenders. One set easily removable, friendly option, and the other harder to remove, not so friendly.
- 2. Neighborhood Watch
 - a. Neighbors still complaining about the AirBNB house. The complaints have been addressed by the homeowner. We haven't heard back from our attorney regarding this issue. We may need to try a new attorney. Sara Frear was mentioned as a possible replacement.
 - i. Once we hear back from the attorney, whomever it is, we will have them draw up a new covenant page and we'll need to canvas the neighborhood getting signatures.
 - ii. We might, while we're changing the CC&R's anyway, add in the change to the fees cap.
- 3. Newsletter
 - a. Nothing to report.
- 4. Election of Officers

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- a. President, Weldon
 - b. Joseph Kalis, Vice-President
 - c. Jeffrey Lawrence, Financials and Neighborhood Watch
 - d. Amber Perry, Social Director and Secretary
 - e. Members at Large
 - i. Brad Perry
 - ii. Steve Miller
 - iii. Mario Villagomez
5. Open Discussion
- a. Question posed by Steve M. : Can we find a way to make the CC&R's a searchable document so that it's easier for homeowners to access and navigate?
 - i. Answer: Not easily. Because of the quality of the original documents that were scanned in, it would need to be completely retyped.

Motion to adjourn by Steve M., seconded by Jeff L.

