

# GREEN VALLEY RANCH HOA

## Meeting Notes March 11, 2024

Start Time 7:17 pm

End Time 7:52 pm

Weldon Shaver's House

### Attendance

1. Weldon Shaver, President
2. Amber Perry, Secretary and Social
3. Brad Perry, Member at Large
4. Steve Miller, Member at Large

### Agenda

#### Review and/or Corrections of February Meeting Minutes

1. Read by Brad, Accepted by Steve and Seconded by Weldon

#### Review and/or Corrections of February Annual Meeting Minutes

1. Postponed until next month because Amber didn't have them ready yet.

#### Review and/or Corrections of February Financials


1. Postponed until next month because Jeff didn't have them ready yet

#### Annual Dues Update

1. Dues are to be delivered by the end of March to not incur late fees.
2. As of 9 Mar 2024 we had 83% of dues needed.
  - a. 23,350 in regular dues
  - b. 6,389 in recycling dues
3. 18 homes are still unpaid. Weldon will resend their invoices this week with the amount circled and a reminder about the late fees.

#### Committee Information

1. Covenant Committee

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- a. Nothing to report as far as parking passes needed or changes being made.
  - b. Ray Bernier might be up for the position next year since he will retire next year and has made noises about joining for a while.
2. Neighborhood Watch
    - a. Nothing to report.
  3. Taxes Update
    - a. Brad finished preparing the taxes for the HOA for 2023, and we ended up owing \$13 because of the interest we earned from the CD. Weldon will send them in now that they're completed.

## Election of Officers for 2024

1. Brad Perry - HOA President.
2. Weldon Shaver - Vice President
3. Jeff Lawrence - Financials
4. Amber Perry - Secretary, Social and Welcoming Director
5. Aubree Schurtz - Covenant Committee
6. Steve Miller - Neighborhood Watch
7. Mario Villagomez - Member at Large

All officers were elected with unanimous votes in the affirmative.

## Open Discussion/New Business

1. New law(s) coming that could affect the HOA or homeowners within the HOA.
  - a. STR taxed as a business instead of personal.
  - b. No Fault Evictions
  - c. Warrant of Habitability.
  - d. HOA law that could limit what we're allowed to enforce.

Motion to adjourn by Amber, seconded by Steve.

