

GREEN VALLEY RANCH HOA

October Meeting Notes

7 Oct 2024

Start - 7:02pm

End - 7:25pm

Attendees

1. Brad Perry, President
2. Weldon Shaver, Vice President
3. Jeff Lawrence, Financials
4. Amber Perry, Secretary and Social
5. Aubree Schurtz, Covenant Committee
6. Mario Villagomez, Member at Large

Agenda

Review/Corrections of previous meeting minutes.


1. Accepted as presented. Motion to accept by Weldon, seconded by Jeff.

Financial Report

1. A check was cashed incorrectly at the bank. It should have been 3069 instead of 3269. A second check was sent to correct the problem.
2. The trash bill was overcharged by \$500. We voided the check with the incorrect amount and sent a new one with the corrected amount. In January our prices increase, per the agreement, up 2% then they stay level until 2026.
3. Motion to accept financials as presented by Aubree and seconded by Amber.

Committee Information

1. Covenant Committee
 - a. Aubree has drafted some non-compliance letters for houses still violating HOA CC&R's. Matched up the complaint with the covenant they are violating so that it's clearly understood by the homeowner.

- 
- b. There is still work to be done at the homes on the corner of Mule Deer and Flag Way (5625 and 5645 respectively). A letter was sent to the homeowners and the renters.
 - c. The house across the street from Aubree on Flag needs to take care of their lawn.
 - d. There is a camper sitting outside the fence at 5775 Atherton. It needs to be moved or hidden per the CC&R's.
 - e. The decision was made to send an email first and then, if there is no response or compliance, a certified letter. Maybe have Jay send the emails so that it comes from the HOA email and not an individual.
- 2. Neighborhood Watch
 - a. No updates

Open Discussion/New Business

- 1. The weeds need to be sprayed along the community fence on Centennial. Maybe one more round before the snow comes. We also need to shut off the water soon. Steve got volunteered to do the weeds. Weldon will email Brad when he's going to do the water shut off so that Brad will know how to do it in the future.
- 2. We need to start planning out the budget for 2025 at the next meeting.

Motion to adjourn by Jeff, seconded by Weldon.

