

# GREEN VALLEY RANCH HOA

## November Meeting Minutes

11 Nov 2024

Start: 7:01pm

End: 7:53pm

### Attendees

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

### Agenda

#### Meeting Minutes from October


1. Approved as written by Aubree Schurtz, seconded by Weldon

#### Financial Report

1. There were no changes to the account either the checking or the CD. Motion to approve by Amber and seconded by Weldon.
2. 2025 Budget discussed. Only the changes are listed below.
  - a. Raising transfer fees from 150 to 200.
  - b. Budget for recycling to be raised from 8k to 8900.
  - c. Talk of moving to a smaller PO Box to save money. Amber is looking into this one.
3. Budget for 2025 will be reviewed and approved in December Meeting.

#### Committee Information

1. Covenants
  - a. List of complaints sent to Brad to discuss with Aubree and send appropriate messages.
  - b. Jeff was sending a new form to Brad via email re: covenant violations.

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- c. Brad needs to talk to Jay about email addresses for violators.
  - d. 5740 Astoria - need to fix the vines that are draping, and destroying, the community fence along Centennial.
  - e. Complaints about the Mule Deer house leaving their garbage can out all week and parking on the street.
  - f. Letters will be sent to everyone except the Mule Deer house and Astoria house rather than an email. The plan is to visit in person for the first contact, then send email and then a certified letter.
  - g. 5710 Flag - need to fix the weeds in their yard. Amber and Aubree will talk to them. As it's a rental, Brad will send an email to the owners.
  - h. 5645 Mule Deer - Trash cans and weeds out of control. Amber and Aubree will talk to them. As it's a rental, Brad will send an email to the owners.
  - i. 5625 Flag - camper sitting out. Amber and Aubree will talk to them. As it's a rental, Brad will send an email to the owners.
  - j. 5625 Mule Deer - Weeds. Amber and Aubree will talk to them. As it's a rental, Brad will send an email to the owners.
  - k. 5740 Astoria - vines on fence. Amber and Aubree will talk to them. As it's a rental, Brad will send an email to the owners.
  - l. 1975 Atherton - camper sitting out. Just need to put up something to hide it. Amber will talk to them.
2. Neighborhood Watch
    - a. Nothing new to report.

## New Business

1. We got a notice from State Farm that said we still owed them money, but Weldon looked into it and they are paid in full. He contacted them and we're all good.
2. Discussion about when to start stuffing envelopes for the new year. Probably early January.
3. Discussion about where to hold December Meeting. Settled on BJ's on 9 Dec at 6pm. Brad will send out a reminder email.

Meeting Adjourned. Motion by Weldon and seconded by Steve.

