

Green Valley Ranch HOA

January Meeting Notes

6 Jan 2025

Start: 7:07pm

End: 7:19pm

Attendees

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

Agenda

1. **Meeting Minutes for December**
 - a. Meeting minutes approved as presented. Motion by Jeff, seconded by Weldon.
2. **Financial Report**
 - a. No new credits or debits to the account. No need to approve since there are no changes.
 - b. Amber talked to First Bank and got Jeff access to the account standing without access to monies so that Jeff can get the statements without needing to contact one of us every month.
3. **New PO Box**
 - a. Amber found a cheaper PO box with UPS store by the First Bank on GOTG. We'll switch over for 2026 since we're already paid up for 2025.

i. Rates for PO boxes at PakMail (UPS store mentioned above)

1. Rates are for 6mo or 1yr

- a. Small, \$108 or \$180 (probably this one)
- b. Medium, \$144 or \$240
- c. Large, \$180 or \$300

4. **Annual Meeting Update**

- a. Weldon talked to the FD. The original dates were a no-go since they were already taken. So we've set the Annual Meeting for February 27th at 7pm.

5. **Covenant Violations and updates**

- a. Jeff turned in 5645 Mule Deer for city violations with their garbage cans being left out. It is consistently being left out for days. Brad asked Jeff to take a picture next time it happens and send it to him.
- b. Dakota Walkley at 5680 Astoria stopped by the Perry house over new years and talked about their concerns. He mentioned that he had trimmed up his vines, which was nice since Amber and Aubree had had a hard time getting in touch with him. He also said he walked the Centennial fence and noted that it's getting structurally unstable over nearly 60% of the fence. He said he would be able to get us a few quotes from reputable fence repair companies. He said he would come to the Annual Meeting to present his findings to the HOA.
- c. In response to this we talked about putting something in the next newsletter asking anyone along the community fenceline to report loose fence posts or concerns. There was also talk about levying a one-time fee to repair the fence in the next year or so.

Meeting Adjourned. Motion by Weldon, seconded by Jeff.