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# Green Valley Ranch HOA

## Meeting Notes August 2025

11 August 2025 7:12pm - 7:39pm

Brad Perry, President; Weldon Shaver, Vice-President; Jeff Lawrence, Financials; Steve Miller, Neighborhood Watch; Amber Perry, Social Committee and Secretary

### MEETING MINUTES AND FINANCIAL REPORT

Previous Meeting minutes read and accepted as presented. Motion to accept by Jeff, seconded by Brad.

Financial report read in. No new checks or debits. 29,576 in checking with 10,245 in the CD. Decision to increase transfer fees starting 1 Jan 2026 from 100 to 250. Motion to accept minutes by Amber, seconded by Weldon and Steve.

### AGENDA ITEMS

The HOA board has decided to go through Mark Donaldson for the needed fence/wall repair along Centennial. We just need to make sure he's bonded and insured.

Update from Social Committee about the Community Garage Sale and Clean-up along Centennial. Garage Sale went well with 10 or so houses participating. The Clean-up is scheduled for this coming Saturday the 16th, with an email blast to remind everyone.

Covenant Committee

There's a new tenant in 5630 Astoria. The spreadsheet for tenants was updated with their name and property management company if known. We talked about taking goodies over to the new tenants with a copy of the CC&R's just in case they didn't know about them beforehand.

Weldon is going to put out poison for the voles again after Saturday's clean-up.

The Yard of the Month was awarded to Kevin Powers on Coachwood. With the thought of awarding it to the D'Antonio's for September.

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There was a question raised about how to set up recycling for homeowners who want to start recycling. Specifically from Chris Cole on 5735 Coachwood. He just needs to get a check to the HOA, talk to Weldon for amounts, and he'd get it set up.

Neighborhood Watch reported seeing a bear and bobcat in the neighborhood, as well as racoons who've started showing up in backyards again.

No other business. Motion to adjourn by Weldon, seconded by Steve.