

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES

December 4, 2017

- I. **ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on December 4, 2017 at the GVR Recreation Center, located at 4890 Argonne Way. The meeting was called to order at 6:01 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, Andy Sparling, Shelly Jenks, Alvina Ferguson and Robert Holden II.
  - A. **Homeowners, Residents and Property Managers Present:** Eric Gravenson, Yvette Anderson, Fred Hales, Garrett Pye, Byron Thomas, Tedla Sibhatu, Jim Tanner, Jim Grauer, Gloria Villalobos and Daniel Arila.
  - B. **Others Present:** Micaela Duffy – GVR Metro District Manager; Dondre Smallwood, Councilwoman Gilmore’s Office
  
- II. **PUBLIC COMMENT**
  - A. **Police Report** – No update.
  - B. **Denver City County Report** – Dondre provided information on the Holiday Party occurring on 12/8/17 at the Crown Plaza from 6-8pm.
  - C. **Citizen’s Advisory Board Report** – No update. Rose Thomas provided information regarding the tree lighting ceremony.
  - D. **Public Comment** – A homeowner reported that his home was vandalized and requested increased police presence.
  
- III. **DISTRICT DELEGATE REPORTS** – No report
  
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – No conflicts presented
  
- V. **BOARD MEETING MINUTES APPROVAL** - The minutes from the October 16, 2017 Board meeting were reviewed. Ms. Jenks made a motion, seconded by Ms. Thomas to approve. Motion passed unanimously.
  
- VI. **FINANCIAL REVIEW**
  - A. **Financials** - The August financials were reviewed, including write-offs which totaled \$16,523.65. Mr. Sparling made a motion, seconded by Ms. Jenks to approve as presented. Motion passed unanimously.
  
- VII. **HOA MANAGEMENT REPORT** – The HOA Management report for October was presented. The calendars were reviewed for any updates and the complaint log was

presented. The board discussed the upcoming Board meeting surrounding the holidays. The next Board meeting will be held on January 22, 2018 at 6:00pm. An owner present requested updated information on the Bungalows path, which the Board provided.

## **VIII. ASSOCIATION BUSINESS**

- A. Appointment of new board member** – After all business of the meeting was completed, Ms. Jenks made a motion, seconded by Ms. Ferguson, to appoint Garrett Pye as a new board member. Motion passed unanimously.
- B. Ratification of Email Votes** – The Board reviewed the email votes to move Association business to the law firm of Vial Fotheringham; various ARC requests and fine reductions. Ms. Jenks made a motion, seconded by Mr. Sparling, to ratify the votes. Motion passed unanimously.
- C. September Hearing Recommendations** – The Board reviewed the Hearing Committee recommendations for the January hearing. Ms. Jenks made a motion, seconded by Ms. Ferguson, to approve the recommendations as presented. Motion passed unanimously.
- D. Covenant Enforcement Recommendations** – The board reviewed the recommendations for covenant enforcement. A motion was made by Ms. Thomas and seconded by Mr. Sparling to approve the recommendations. Motion passed unanimously.

**IX. HOMEOWNER REQUESTS** - The Board reviewed requests from homeowners regarding appeals and extensions. Mr. Holden made a motion, seconded by Mr. Sparling, to approve the decisions of the Board as discussed. Motion passed unanimously.

**X. EXECUTIVE SESSION** - The Board went into Executive Session at 6:40 pm to discuss attorney advice. The Board adjourned from Executive Session at 7:02 pm.

**XI. ADJOURNMENT** – There being no further business to discuss, and on a motion duly made, seconded, and unanimously carried, it was resolved to adjourn the meeting at 7:04 pm.

