

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES

April 24, 2017

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Tuesday, April 24<sup>th</sup>, 2017 at the GVR Metro District office, located at 18650 E. 45<sup>th</sup> Ave. The meeting was called to order at 6:03 pm. A quorum was established with the following Board Members in attendance: Rose Thomas, Andy Sparling, Shawna McCowan and Shelly Yoder.

**Homeowners, Residents and Property Managers Present:** Fred Hales, Fenna Tanner, Yvette Anderson, James Tanner, C. Britton, Jennifer Lopez, Manual Gasca, Dondre Smallwood, Eric Gravenson, Marika Putnam, Tedla Sibhatu, Danielle Starks

**Others Present:** Micaela Duffy – GVR Metro District Manager, Jared Burton – HOA Supervisor

## II. PUBLIC COMMENT

- A. Police Report** – Officers Marika Putnam and Jay Casillas gave an update on crime statistics in the community and provided information on additional resources.
- B. Denver City County Report** – Dondre Smallwood from Stacie Gilmore’s office gave an update on items from city council.
- C. Citizens Advisory Board** – No one attendance.
- D. Homeowners to address the Board** – Mr. Tanner would like an update from the attorney. Mr. Britton has an issue with the newsletter stating that is not included in the newsletter such as budget information. Mr. Gravenson has questioned the board regarding meetings being recorded.

## III. DISTRICT DELEGATE REPORTS

No reports

## IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES

No conflicts presented

## V. BOARD MEETING MINUTES APPROVAL

The minutes from the February 28th, 2017 Board meeting were reviewed. Mr. Sparling made a motion, seconded by Ms. Yoder, to approve with correction. Motion passed unanimously.

## VI. FINANCIAL REVIEW

- A. Accounts Payable-** The accounts payable were reviewed. Ms. Thomas made a motion, seconded by Mr. Sparling, to approve the accounts payable as presented. Motion passed unanimously.
- B. Financials-** The financials were reviewed. Ms. Yoder made a motion, seconded by Mr. Sparling, to approve the financials as presented. Motion passed unanimously.
- C. Write Offs-** The Board reviewed the write offs for February and March, totaling \$3,277.80 for February and \$8,849.76 for March. Ms. Thomas made a motion, seconded by Mr. Sparling, to approve as presented. Motion passed unanimously.

## VII. HOA MANAGEMENT REPORT

The HOA Management report was presented to give an update on the status of the Association.

## VIII. ASSOCIATION BUSINESS

- A. **Question from the floor** – A question was raised regarding changing meetings back to Wednesdays and the board noted that the change was based on board availability.
  - B. **Ratification of Email Votes** – The Board reviewed the email votes. Ms. Yoder made a motion, seconded by Mr. Sparling, to ratify the votes. Motion passed unanimously.
  - C. **March/April Hearing Recommendations** – The Board reviewed the Hearing Committee recommendations for the March and April hearing. Mrs. Thomas made a motion, seconded by Ms. McCowan, to approve the recommendations as presented. Motion passed unanimously.
  - D. **Covenant Enforcement Recommendations** – The board reviewed the recommendations for covenant enforcement. Mrs. Thomas made a motion to hold on the recommendations, seconded by Ms. McCowan. Motion passed unanimously.
  - E. **Landscape Enforcement** – The board reviewed the recommendations and after consideration, the board determined to hold off on inspecting landscaping until the end of May. Motion was made by Mrs. Thomas and seconded by Ms. McCowan. Motion passed unanimously.
- IX. HOMEOWNER REQUESTS** - The Board reviewed requests from homeowners regarding appeals and extensions. Ms. Yoder made a motion, seconded by Ms. McCowan, to approve the requests as amended.
- X. EXECUTIVE SESSION** - The Board went into executive session at 7:30pm to discuss attorney recommendations. The board came out of executive session at 7:44pm.
- 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 7:45pm.