

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES

August 28, 2017

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Monday, August 28, 2017 at the GVR Metro District office, located at 18650 E. 45<sup>th</sup> Ave. The meeting was called to order at 6:00 pm. A quorum was established with the following Board Members in attendance: Rose Thomas, Andy Sparling, Shawna McCowan and Shelly Jenks.

**Homeowners, Residents and Property Managers Present:** Juan Cortez, Fred Hales, Jim Tanner, Eric Gravenson, James Martinez, Magaly DeLaTorre, Leah Brunell, Ryan Brown, Reuben Espinosa, Kevin Kelley, Megan Turner, Greg Newton, Catrice Thomas and Derrick Savage.

**Others Present:** Micaela Duffy – GVR Metro District Manager; Jay Casillas, DPD; Dondre Smallwood, Councilwoman Gilmore's Office

## II. PUBLIC COMMENT

- A. Police Report** – Officer Casillas gave an update on crime in the area. Also spoke of upcoming events. He reminded community members about always closing their garage doors.
- B. Denver City County Report** – Dondre stated the next FNE Planning meeting will take place on September 13<sup>th</sup> at 5:30 pm at Maxwell Elementary.
- C. Citizen's Advisory Board Report** – No update
- D. 38<sup>th</sup> & Tower Project** – Megan Turner gave a short presentation regarding zoning and proposed projects to take place at the horse property on 38<sup>th</sup> and Tower Road.
- E. Native Roots** – Ryan Brown gave a short presentation regarding the updating of their licensing and the process to complete the update.
- F. Public Comment** – Mr. Tanner requested that the board contact the Bungalows sub-association to maintain the common area behind them.

## III. DISTRICT DELEGATE REPORTS

Board member Ms. McCowan stated that District 8 had their own area yard sale and was very successful.

## IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES

No conflicts presented

## V. BOARD MEETING MINUTES APPROVAL

The minutes from the July 17, 2017 Board meeting were reviewed with one minor change. Mr. Sparling made a motion, seconded by Ms. Jenks to approve. Motion passed unanimously.

## VI. FINANCIAL REVIEW

- A. Accounts Payable** – The June and July accounts payable were reviewed. Ms. McCowan made a motion, seconded by Ms. Thomas to approve. Motion passed unanimously.
- B. Financials** - The June and July financials were reviewed. Ms. Jenks made a motion, seconded by Ms. McCowan to approve as presented. Motion passed unanimously.
- C. Write Offs** - The Board reviewed the June and July write offs, which total \$5,068.88. Ms. Jenks made a motion, seconded by Ms. McCowan to approve as presented. Motion passed unanimously.

## **VII. HOA MANAGEMENT REPORT**

The HOA Management reports for June and July were presented. The calendars were reviewed for any updates and the complaint log was presented.

## **VIII. ASSOCIATION BUSINESS**

- A. Ratification of Email Votes** – The Board reviewed the email votes. Mr. Sparling made a motion, seconded by Ms. Jenks to ratify the votes. Motion passed unanimously.
- B. August Hearing Recommendations** – The Board reviewed the Hearing Committee recommendations for the August hearing. Ms. Thomas made a motion, seconded by Mr. Sparling to approve the recommendations as presented. Motion passed unanimously.
- C. Covenant Enforcement Recommendations** – The board has put the recommendations on hold.
- D. Committee Appointments** – The requests to be added to committees was reviewed. A motion was made by Ms. Thomas, seconded by Ms. McCowan to accept the appointments as presented. Motion passed unanimously.
- E. Paint Books** – The board reviewed the proposed paint book colors, discussed the rental of the books by homeowners, fees if books are not returned or are damaged, and the purchase of additional books. A motion was made by Ms. Jenks, seconded by Ms. Thomas to purchase three additional books and to prepare a policy regarding the rental and the fines. Motion passed unanimously.

**IX. EXECUTIVE SESSION** - The Board went into Executive Session at 7:06 pm to discuss attorney advice. The Board adjourned from Executive Session at 7:13 pm to continue the meeting.

**X. HOMEOWNER REQUESTS** - The Board reviewed requests from homeowners regarding appeals and extensions. Ms. Thomas made a motion, seconded by Ms. McCowan to approve the requests as amended. Motion passed unanimously.

**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 7:54 pm.