

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

January 16, 2017

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Monday, January 16, 2017 at the GVR Metro District office, located at 18650 E. 45th Ave. The meeting was called to order at 6:01 pm. A quorum was established with the following Board Members in attendance: Rose Thomas, Andy Sparling, Debbie Tom, Shawna McCowan and Shelly Yoder.

Homeowners, Residents and Property Managers Present: William Thomas, Mariann Toomey, Fred Hales, Fenna Tanner, Stephanie Brack, Matt & Jacque Stallman, Frank Pacheco, Jim Tanner, and Savannah Duffy.

Others Present: Micaela Duffy – GVR Metro District Manager, Commander Thomas, Denver Police Department

II. PUBLIC COMMENT

- A. Police Report** – Commander Ron Thomas gave an update on the activities in GVR.
B. Denver City County Report – No one in attendance from Councilperson Gilmore’s office.
 • **Homeowners to address the Board** – There were no homeowner comments at this time.
C. Citizen’s Advisory Board Report – The meeting will take place on January 17, 2017.

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 November 21, 2016 Board meeting were reviewed. Ms. Yoder made a motion, seconded by Mr. Sparling, to approve. Motion passed unanimously.

VI. FINANCIAL REVIEW

- A. Accounts Payable-** The accounts payable were reviewed. Ms. Tom made a motion, seconded by Ms. McCowan, to approve the accounts payable as presented. Motion passed unanimously.
B. Financials- The financials were reviewed. Ms. Yoder made a motion, seconded by Ms. Thomas, to approve the financials as presented. Motion passed unanimously.
C. Write Offs- The Board reviewed the write offs, which total \$11,049.16. Mr. Sparling made a motion, seconded by Ms. Tom, 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. Ratification of Email Votes** – The Board reviewed the email votes. Ms. Thomas made a motion, seconded by Ms. Tom, to ratify the votes. Motion passed unanimously.

- B. January Hearing Recommendations** – The Board reviewed the Hearing Committee recommendations for the January hearing. Ms. Tom made a motion, seconded by Ms. McCowan, to approve the recommendations as presented. Motion passed unanimously.
 - C. Covenant Enforcement Recommendations** – The board reviewed the recommendations and after consideration the board determined to hold off sending these until meeting with the attorneys.
 - D. Deviations from Covenant Enforcement Policy for Pending Litigation** – The board reviewed the recommendation for 4537 Andes St, 4554 Cathay St, 19919 47th Dr, 4596 Gibraltar St, 4477 Dunkirk Way, 20902 44th Ave, 21061 40th Ave and 4322 Netherland St.. A motion was made by Mr. Sparling, seconded by Ms. Tom, to approve the deviation. Motion passed unanimously.
 - E. Expense Approval** – The board discussed approving an expense for money to be used from petty cash for dinner for the meetings with management companies. Ms. Thomas made a motion, seconded by Mr. Sparling, to approve the expense. Motion passed unanimously.
- IX. HOMEOWNER REQUESTS** - The Board reviewed requests from homeowners regarding appeals and extensions. Ms. Thomas made a motion, seconded by Mr. Sparling, to approve the requests.
- X. EXECUTIVE SESSION** - The Board went into Executive Session at 6:59pm to discuss attorney advice. The Board adjourned from Executive Session at 7:17pm.
- 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 7:17pm.