

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

October 16, 2017

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Monday, October 16, 2017 at the GVR Recreation Center, located at 4890 Argonne Way. 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, Shelly Jenks and Alvina Ferguson. A motion was made by Ms. Thomas and seconded by Mr. Sparling to excuse Robert Holden.

Homeowners, Residents and Property Managers Present: Mariann Toomey, Fred Hales, Eric Gravenson, Reuben Espinosa, Jesus and Ana Aguirre, James Wallis, Bryon Thomas, Garrett Pye, Kevin King and Carolyn Michael.

Others Present: Micaela Duffy – GVR Metro District Manager; Jay Casillas, DPD; Melissa Sotelo, Councilwoman Gilmore’s Office

II. PUBLIC COMMENT

- A. **Police Report** – Officer Casillas gave an update on crime in the area and spoke of upcoming events.
- B. **Denver City County Report** – Ms. Sotelo gave an update on items from Councilwoman Gilmore’s office and of upcoming events.
- C. **Citizen’s Advisory Board Report** – No update
- D. **Public Comment** – A few homeowners addressed the board with questions and concerns.

III. DISTRICT DELEGATE REPORTS

The District Delegates annual meeting took place on October 12, 2017. At that meeting they elected Rose Thomas, Andy Sparling and Robert Holden to the board. Shelly Jenks was elected the delegate for district 17. There were no other updates from the Delegates.

IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES

No conflicts presented

V. ELECTION OF OFFICERS

- A. Ms. Jenks made a motion, seconded by Mr. Sparling to elect Rose Thomas as the President. Motion passed with four in favor and Ms. Thomas abstaining.
- B. Ms. Thomas made a motion, seconded by Ms. Jenks to elect Andy Sparling as Vice President. Motion passed with four in favor and Mr. Sparling abstaining.
- C. Ms. McCowan made a motion, seconded by Ms. Thomas to elect Shelly Jenks as Secretary/Treasurer. Motion passed with four in favor and Ms. Jenks abstaining.

VI. BOARD MEETING MINUTES APPROVAL

The minutes from the September 18, 2017 Board meeting were reviewed. Ms. Jenks made a motion, seconded by Mr. Sparling to approve. Motion passed unanimously.

VII. FINANCIAL REVIEW

- A. Financials** - The September financials were reviewed including write offs which totaled \$15,407.32. Ms. McCowan made a motion, seconded by Ms. Ferguson to approve as presented. Motion passed unanimously.

VIII. HOA MANAGEMENT REPORT

The HOA Management report for August was presented. The calendars were reviewed for any updates and the complaint log was presented.

IX. ASSOCIATION BUSINESS

- A. Ratification of Email Votes** – The Board reviewed the email votes. Included were the change in law firms, moving the certificates of deposits from 1st Bank to Ever Bank, adding a member to the ARC, approving the renewal of the CAI membership and approving the letters for the preapproved colors and before and after pictures for changes by owners. Mr. Sparling made a motion, seconded by Ms. Ferguson to ratify the votes. Motion passed unanimously.
- B. October Hearing Recommendations** – The Board reviewed the Hearing Committee recommendations for the October hearing. Ms. McCowan made a motion, seconded by Ms. Jenks to approve the recommendations as amended. Motion passed unanimously.
- C. Covenant Enforcement Recommendations** – The board reviewed the recommendations for covenant enforcement. A motion was made by Ms. McCowan and seconded by Ms. Ferguson to approve the recommendations and send them to the new attorney once confirmed. Motion passed unanimously.
- D. Suspended Enforcement for landscape** – A motion was made by Ms. Thomas to suspend enforcement of landscape violation from November 1 to May 1 of each year with the possibility of adjustment of the dates by the board when needed. It was seconded by Ms. McCowan. Motion passed.

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

- XI. EXECUTIVE SESSION** - The Board went into Executive Session at 7:22 pm to discuss attorney advice. The Board adjourned from Executive Session at 7:35 pm.

- XII. 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 7:36 pm.