

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES

January 22, 2018

- I. **ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on January 22, 2017 at the GVR Recreation Center, located at 4890 Argonne Way. The meeting was called to order at 6:02 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, Andy Sparling, Shelly Jenks, Alvina Ferguson. Board members Garrett Pye, Shawna McCowan and Robert Holden were excused from attending the meeting.
  - A. **Homeowners, Residents and Property Managers Present:** Eric Gravenson (D.3), Yvette Anderson (D.5), Reuben Espinosa (D.24), and Anthony Michael were present.
  - B. **Others Present:** Micaela Duffy – GVR Metro District Manager
- II. **PUBLIC COMMENT**
  - A. **Police Report** – Provided a written update advising residents not to leave keys in car while warming up (i.e. puffer cars); Recent Homicide in GVR, any questions please call Marcus at DPD.
  - B. **Denver City County Report** – No Report. By The Board: Community meeting on January 30, 2018 for North East planning.
  - C. **Citizen’s Advisory Board Report** – No report.
  - D. **Public Comment** – None.
- III. **DISTRICT DELEGATE REPORTS** – No report. By the Board: Residents requesting information on neighborhood watch; DPD would be happy to help Delegates set up watch if the District wants to do it.
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – No conflicts presented.
- V. **BOARD MEETING MINUTES APPROVAL** - The Board meeting minutes, from the December 4, 2017 meeting, were reviewed. Ms. Jenks made a motion to approve, seconded by Mr. Sparling. Motion passed unanimously.
- VI. **FINANCIAL REVIEW**
  - A. **Financials** - The 2017 end of year financials were reviewed, including write-offs, which totaled \$6,645.49 in November and \$10,276.85 in December. Bank charges were discussed, as was confirmation of removal of fees. Ms. Jenks made a motion, seconded by Ms. Ferguson, to approve as presented. Motion passed unanimously.

**VII. HOA MANAGEMENT REPORT** – The HOA Management report for November and December 2017 was presented. The calendars were reviewed for any updates and the complaint log was presented. End of year review presented. Management reported that 9,346 letters were sent to homeowners. There were 371 status letters sent. The HOA management team had physical contact on 13,763 occasions. There were 757 ARC requests processed by the Board and \$84,409.22 in write-offs for the year. The next Board meeting will be held on February 26, 2018 at 6:00pm.

**VIII. ASSOCIATION BUSINESS**

- A. Appointment of new board member** – None.
- B. 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.
- C. January Hearing Recommendations** – The Board reviewed the Hearing Committee recommendations for the January hearing. Ms. Thomas made a motion, seconded by Mr. Ferguson, to approve the recommendations as presented. Motion passed unanimously.
- D. Covenant Enforcement Recommendations** – The Board reviewed the recommendations for covenant enforcement. The Board reserved voting on this matter until further discussions were completed.

**IX. HOMEOWNER REQUESTS** - The Board reviewed the following requests from homeowners regarding appeals and extensions:

- The owner of 4104 Malta Street appealed the Board’s fines for failing to maintain landscaping;
- The owner of 18961 E. Chafee Street appealed the fines levied by the Board relating to trash cans and fence repair; and
- The owner of 19553 E. 42<sup>nd</sup> Ave appealed the levy of fines by the Board for oil stains on his driveway;

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 7:02 pm to discuss attorney advice. The Board adjourned from Executive Session at 8:36 pm.

**XI. COVENANT ENFORCEMENT**

After adjourning from executive session, the Board made the following decisions on homeowner requests:

- 4104 Malta – No fines were levied, no decisions required.
- 18961 E. Chafee – fines upheld.
- 19553 E. 42<sup>nd</sup> Ave – Fines held in abeyance.

**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 8:40 pm.

