

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES

May 21, 2018

- I. **ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on May 21, 2018 at the GVR Metropolitan District Office, located at 18650 E 45th Ave, Denver, CO 80249. The meeting was called to order at 6:00p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, President; Shawna McCowan, Director; Garrett Pye, Director; and Alvina Ferguson, Director. Andy Sparling, Vice-President, and Shelly Jenks, Secretary, were excused.
  - A. **Homeowners, Residents and Property Managers Present:** Eric Gravenson (D.3), Fred Hales (D.9), Nar Maya Rai, George Tuto, Glenda Cardena, Jose Herrera, Ronnie Calloway, David McLeary, L. R. (unreadable), Jim Grauer, Earleen Brown,
  - B. **Others Present:** Micaela Duffy – GVR Metro District Manager; J. Dominguez, Denver Police Department
- II. **PUBLIC COMMENT**
  - A. **Police Report** – Officer Dominguez provided a report. Auto theft up 53% in the Tower corridor of GVR. Drag racing in the area is being taken seriously. 26% rise in property crime due to kids shooting BB guns and damaging property.
  - B. **Denver City County Report** – No report
  - C. **Citizen’s Advisory Board Report** – No Report
  - D. **Public Comment** – None
- III. **DISTRICT DELEGATE REPORTS** – No report
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None
- V. **BOARD MEETING MINUTES APPROVAL** – The minutes from the April 16, 2018 Board meeting were reviewed. Ms. McCowan made a motion, seconded by Ms. Ferguson, to approve. Ms. Thomas abstained. Motion passed.
- VI. **FINANCIAL REVIEW**
  - A. **Financials** – The April financials were reviewed, including write-offs, which totaled \$2,350.00 in board write-offs and \$95.06 in attorney write-offs. Ms. Ferguson made a motion, seconded by Ms. McCowan to approve as presented. Motion passed unanimously.
  - B. **May Hearing recommendations:** Motion made by Ms. McCowan and seconded by Ms. Ferguson. Motion passed unanimously.

**VII. HOA MANAGEMENT REPORT** – The HOA Management report for April was presented. The calendars were reviewed for any updates and the complaint log was presented. Stephanie is being trained to take over HOA management functions by the Metro District. The next Board meeting will be held on June 18, 2018 at 6:00pm. There have been 5,880 violations reported; the HOA had contact with 1102 members; The Board reviewed 102 ARC requests. The April enforcement hearing heard 186 violations, \$21,900 in fines were recommended.

**VIII. ASSOCIATION BUSINESS**

- A. Ratification of Email Votes** – Ms. Ferguson made a motion seconded by Ms. McCowan. The motion passed unanimously.
- B. Motions:** **1.** Motion was made by Rose Thomas to permit blanket approval to management to order and replace mailboxes as the need arises without further Board approval. Ms. McCowan seconded the motion. The motion passed unanimously. **2.** Ms. Thomas made a motion to use license plate program to determine ownership of vehicles in violation. Ms. McCowan seconded. Motion passed unanimously.

**IX. HOMEOWNER REQUESTS –**

- A.** 20926 E. 43<sup>rd</sup> Street – Appeal of fines of \$1,700 dollars
- B.** 4125 Halifax Street – Appeal \$500 fine and lien on property
- C.** 19309 E. 39<sup>th</sup> Ave – Appeal decision of Board regarding slats in fence
- D.** 19447 E. 45<sup>th</sup> Ave – Appeal of decision of Board denying ARC variance for second story deck
- E.** 4532 Ensenada – Appeal of denial of ARC paint colors
- F.** 19858 E. 47<sup>th</sup> – Appeal fines for missed settlement payments.

**X. EXECUTIVE SESSION** – Board went into executive session at 7:46 to discuss attorney advice. Board came out of executive session at 9:01pm.

**XI. ENFORCEMENT ACTION** – None

**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 9:15 pm.

