

Master Homeowners Association for Green Valley Ranch

AMENDED BOARD MEETING MINUTES

February 26, 2018

- I. **ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on February 26, 2018 at the GVR Recreation Center, located at 4890 Argonne Way. The meeting was called to order at 6:00 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, President; Andy Sparling, Vice President; Shelly Jenks (via phone), Treasurer; Shawna McCowan, Director. Garrett Pye, Director.
 - A. **Homeowners, Residents and Property Managers Present:** Fred Hales (D.9), Leslie Wright (Allstate Permit Services), Mark Fishbusch (Allstate Permit Services), Jose Sorian (Geokinetics), Erik Gravenson (D.3), Pedro Merrado.
 - B. **Others Present:** Micaela Duffy – GVR Metro District Manager; Dondre Smallwood, Councilwoman Gilmore’s Office; Denver Police Officer Marca Putnam.
- II. **PUBLIC COMMENT**
 - A. **Police Report** – Denver police addressed community concerns regarding Commercial vehicle size and weight restrictions and advised homeowners and the HOA to contact 311 to report vehicle violations. “Puffer” vehicles are against the law and Denver Police have seen over 80 vehicles stolen from District 5 since November 2017. Officers urged the community to be vigilant and not to run “puffer” cars. Police have been leaving warnings and placards when they see these vehicles to further inform the community of theft danger. Denver Police also provided information on the recent shooting at King Soopers and that it was not related to the Montbello homicide and not gang related. District 5 has the greatest reduction in crime in the City. Police staffing will continue to increase over the coming year.
 - B. **Denver City County Report** – Dondre advised that homeowners can contact the office to advise of serial parking and size restricted vehicles and they will try to assist.
 - C. **Citizen’s Advisory Board Report** – No update.
 - D. **Public Comment** – A representative from Geokinetics requested the Board’s permission to conduct seismic survey within GVR HOA boundaries for a local drilling project occurring south of the HOA property.
- III. **DISTRICT DELEGATE REPORTS** – No report
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – No conflicts presented

V. BOARD MEETING MINUTES APPROVAL - The minutes from the January 22, 2018 Board meeting were reviewed. Mr. Sparling made a motion, seconded by Mr. Pye to approve. Motion passed unanimously with Ms. McCowan abstaining.

VI. FINANCIAL REVIEW

A. Financials – The January financials were reviewed, including write-offs which totaled \$7,063. Ms. Jenks made a motion, seconded by Mr. Sparling to approve as presented. Motion passed unanimously.

VII. HOA MANAGEMENT REPORT – The HOA Management report for January was presented. The calendars were reviewed for any updates and the complaint log was presented. The board discussed the upcoming Board meeting surrounding the holidays. The next Board meeting will be held on March 19, 2018 at 6:00pm. 3,336 letter were mailed by the HOA; 18 status reports; the HOA had contact with 1,002 members; The Board reviewed 29 ARC requests. The January enforcement hearing heard 384 violations, 58 were cured, 69 extensions were given and 242 fines were recommended. HOA management is slowly transitioning its software system to VMS.

VIII. ASSOCIATION BUSINESS

A. Ratification of Email Votes – The Board reviewed email votes. Mr. Sparling made a motion, seconded by Mr. Pye, to ratify the votes. Motion passed unanimously, with Ms. McCowan abstaining.

B. February Hearing Recommendations – The Board reviewed the Hearing Committee recommendations for the February hearing. Ms. Jenks made a motion, seconded by Ms. Thomas, to approve the recommendations as presented. Motion passed unanimously.

C. Covenant Enforcement Recommendations – The board reviewed the recommendations for covenant enforcement. A motion was made by Ms. Thomas and seconded by Mr. Sparling to approve the recommendations. Motion passed unanimously.

D. Contract for Financial Review- The Board reviewed the contract for a review of the financials by the accountant.

IX. HOMEOWNER REQUESTS - The Board reviewed requests from homeowners regarding appeals and extensions. Mr. Sparling made a motion, seconded by Ms. McCowan, to approve the decisions of the Board as discussed. Motion passed unanimously.

X. EXECUTIVE SESSION - The Board went into Executive Session at 6:53 pm to discuss attorney advice. The Board adjourned from Executive Session at 7:41 pm.

XI. ENFORCEMENT ACTION

20754 E. 38th Place: Request for extension of driveway repair - No action taken.

4682 Biscay Street: The board discussed moving this file from HindmanSanchez to Vial

Fotheringham; The Board discussed the foreclosure option as presented by counsel. Mr. Sparling made a motion to move the file to Vial Fotheringham and to exercise the foreclosure option as presented. The motion was seconded by Ms. McCowan. The Motion passed unanimously.

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 7:42 pm.

