

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES

March 19, 2018

- I. **ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on March 19, 2018 at the GVR Metropolitan District Office, located at 18650 E 45th Ave, Denver, CO 80249. The meeting was called to order at 6:07 p.m. A quorum was established with the following Board Members in attendance: Andy Sparling, Vice President; Shelly Jenks Secretary and Treasurer; Shawna McCowan, Director; and Garrett Pye, Director. Rose Thomas, President and Alvina Ferguson, Director were excused. Robert Holden II, Director, resigned from the Board.
  - A. **Homeowners, Residents and Property Managers Present:** Fred Hales (D.9), Fenna Tanner (D.14), Erik Gravenson (D.3), Cengthia Green, Earleen Brown, Cherry Goodman, Jim Tanner, Yvette Anderson.
  - B. **Others Present:** Micaela Duffy – GVR Metro District Manager; Marka Putnam, Denver Police Department; Latrisha Guss, Denver Police Department.
- II. **PUBLIC COMMENT**
  - A. **Police Report** – Denver police addressed community and advised that crime in the area is trending down; auto theft in the area is also trending down. The Board inquired whether the rate of stolen vehicle recovery was high or low and DPD advised they would look into it. A homeowner also requested a status on shell casing provided to DPD; DPD advised of the process when casings are found, but was unaware of any status of a particular incident.
  - B. **Denver City County Report** –No report.
  - C. **Citizen’s Advisory Board Report** – No update.
  - D. **Public Comment** – A homeowner advised they were investigating the cost of artificial turf but recently discovered it was not a landscaping option in GVR. Homeowner believes xeriscaping statutes should permit turf. A homeowner asked the Board why more public events (i.e. Easter egg hunt) were not organized by the Association;
- III. **DISTRICT DELEGATE REPORTS** – No report - Board member Shelly Jenks advised that she has acquired enough volunteers to begin the process of neighborhood watch in D-17.
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – No conflicts presented
- V. **BOARD MEETING MINUTES APPROVAL** - The minutes from the February 26, 2018 Board meeting were reviewed. Ms. Jenks made a motion, seconded by Mr. Sparling

to approve. Motion passed unanimously.

## **VI. FINANCIAL REVIEW**

**A. Financials** – The February financials were reviewed, including write-offs which totaled \$7,110.00 in board write-offs and \$398.33 in attorney write-offs.. Ms. Alverson made a motion, seconded by Mr. Pye to approve as presented. Motion passed unanimously.

**VII. HOA MANAGEMENT REPORT** – The HOA Management report for February 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 April 16, 2018 at 6:00pm. 4,297 letters were mailed by the HOA; 24 status reports; the HOA had contact with 848 members; The Board reviewed 24 ARC requests. The January enforcement hearing heard 179 violations, 75 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. Ms. Ferguson made a motion, seconded by Mr. Starling, to ratify the votes. Motion passed unanimously.

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

**C. Covenant Enforcement Recommendations** – No recommendations were made this month.

**D. Homewise Review-** The Board discussed a status letter request system which would require title companies to pay in advance prior to receiving status letter. Documents can be uploaded on the site and title would have to pay for access.

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

**X. EXECUTIVE SESSION** - The Board went into Executive Session at 7:22 pm to discuss attorney advice. The Board adjourned from Executive Session at 7:47 pm.

## **XI. ENFORCEMENT ACTION**

18890 E. 45<sup>th</sup> Street: Height of shed violation - Board took no action to gather additional information.

4362 Kirk Court: Homeowner appeal regarding movement of cameras - Appeal Denied.

Mr. Sparling made a motion seconded by Ms. Jenks and 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 7:59 pm.

