

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

July 16, 2018

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on July 16, 2018 at the GVR Metropolitan District Office, located at 18650 E 45th Ave, Denver, CO 80249. The meeting was called to order at 5:59 p.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. Rose Thomas made a motion to excuse Ms. Jenks and Mr. Sparling. Alvina Ferguson seconded. The motion passed unanimously. Shelly Jenks, Secretary, and Andy Sparling, Vice President, were excused.
- A. Homeowners, Residents and Property Managers Present:** Eric Gravenson (D.3), Fred Hales (D.9), Elvis Perez, Maira Perez, Lazarus Duru, and Hugo Uriarte, Magen Elenz, Earleen Brown and Christine Nuss
- B. Others Present:** Micaela Duffy – GVR Metro District Manager; Jeannette Dominguez, Denver Police Department
- II. PUBLIC COMMENT**
- A. Police Report – Jeanette Dominguez** – There is a new Commander for District 5, Jeff Martinez. Ron Thomas has been promoted to the Deputy Chief of Police. There is a new lieutenant overseeing Northfield/Stapleton. The Commander’s meeting will be held Thursday, July 19, 2018 at 6:00 pm. Auto thefts continue to be an issue in the community. There were 6 auto thefts in the past four weeks. There were 9 thefts from motor vehicles in four weeks. Officer Dominguez advised to not leave valuables in vehicles. Graffiti also has increased. Discussed mailbox theft and potentially obtaining a bait vehicle to bait car thieves.
- B. Denver City and County Report – Magen Elenz** – The Tower/Pena interchange is scheduled to be completed in November. The light signal at Green Valley Ranch and Flanders has been installed and is waiting for Xcel to complete wiring. 56th expansion is in the design stages to move to six lanes; the hope is to begin next year. The Green Valley Ranch indoor pool is being redesigned and construction will begin next year. First Creek Park on Tower is going under construction now and scheduled to be completed next year for a new park/playground. Senior and Youth Tea will be held Saturday, August 4th. Denver Days are the 4th-12th of August.
- C. Citizen’s Advisory Board Report** – None.
- D. Public Comment** – None.

- III. DISTRICT DELEGATE REPORTS** – None.
- IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None.
- V. BOARD MEETING MINUTES APPROVAL** – The minutes from the June 18, 2018 Board meeting were reviewed. Alvina Ferguson made a motion, seconded by Shawna McCowan, to approve. Motion passed unanimously.
- VI. FINANCIAL REVIEW**
- A. Financials** – The June financials were reviewed, including write-offs, which totaled \$4,280 in board write-offs, \$608.83 in attorney write-offs and foreclosure write-offs of \$2,404. Shawna McCowan made a motion, seconded by Alvina Ferguson to approve as presented. Motion passed unanimously.
- B. July Hearing recommendations:** Motion made by Shawna McCowan and seconded by Alvina Ferguson to adopt the hearing recommendations. Motion passed unanimously.
- VII. HOA MANAGEMENT REPORT** – The HOA Management report for June was presented. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on August 13, 2018 at 6:00pm. There have been 8,602 violations reported; the HOA had contact with 1,318 members in June; The Board reviewed 95 ARC requests. The June enforcement hearing heard 333 violations, \$80,450 in fines were recommended. Two mailboxes were replaced and keys sent from the contractor and 35 status letters were sent.
- VIII. ASSOCIATION BUSINESS** – None.
- IX. ENFORCEMENT ACTION** – A motion was made by Shawna McCowan to approve enforcement recommendations. Motion was seconded by Rose Thomas. The vote passed unanimously.
- A.** Motion was made by Shawna McCowan to transfer collection account to VF for further action. Alvina Ferguson seconded the motion. The motion passed unanimously.
- X. HOMEOWNER REQUESTS** –
- A.** 4596 Flanders Way – Elvis Perez – Explained driveway extension was installed because there are burglary attempts in the area and they want to park their expensive vehicle off the street. Board explained that no variance would be given and extension must be removed and replaced with landscaping.
- B.** 20501 E 42nd Ave. – Lazarus Duru – Submitted complaint in writing to the Board. Board decided to review and discuss in executive session.

- C. 4355 Danube Way – Hugo Uriarte – Owner stated that they corrected the violation and paid a percentage. Requested for waiver of additional fees, stated they communicated with Board multiple times to get the problem solved. Board decided to discuss in executive session.
- D. Christine Nuss – Came to discuss vacant property purchased by her mother where there were existing violations. Realized the property is located in Bungalows HOA, a sub-association, and that she was at the wrong meeting.

XI. EXECUTIVE SESSION – Board went into executive session at 6:53 p.m. Board came out of executive session at 7:26 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 7:26 pm.