

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

September 17, 2018

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on September 17, 2018 at the GVR Recreation Center, located at 4890 Argonne Way, Denver, CO 80249. The meeting was called to order at 6:03 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, President; Shawna McCowan, Director; Garrett Pye, Director; Shelly Jenks, Secretary/Treasurer; and Andy Sparling, Vice President.
- A. Homeowners, Residents and Property Managers Present:** William Thomas, Eric Gravenson, Yvette Anderson, Fred Hales, Reuben Espinosa, Alma Arteaga, Darla Remington, Jesus Escobedo, Earleen Brown, Eva Bonilla, Anthony Moses, Mary Simpson, Sinh Le
- B. Others Present:** Micaela Duffy – GVR Metro District Manager, Denver Police Department; Dondre Smallwood, Denver City Council
- II. PUBLIC COMMENT**
- A. Police Report:** Officer Dominguez reported that DPD conducted a 1 day drag racing sting which resulted in 3 citations and 1 arrest. DPD is working with Aurora PD to conduct additional operations.
- B. Denver City and County Report – Dondre Smallwood** – Please contact Gilmores office and sign up for the newsletter to remain informed.
- C. Citizen’s Advisory Board Report** – None.
- D. Public Comment** – None.
- E. Caring for Denver Initiative-** a representative from the organization discussed initiative 301 which would provide funding for distribution to mental health facilities to provide care. The fund would not provide the services, but would provide tax dollars for those who could not afford care.
- III. ANNUAL MEETING:** Called order at 6:13.
Board Update: The Board updated the Green Book and Commercial vehicle policy. The Board has increased participation in Farmer’s Market with live music, balloons and fun for kids. The Covenant enforcement policy was updated to streamline enforcement proceedings. The Board and Metro District continue to work on updating and implementing the VMS software system. The Association changed law firms from

Hindman Sanchez to Vial Fotheringham.
District Delegate Elections: no quorum.
Annual meeting closed at 6:16pm.

IV. DISTRICT DELEGATE REPORTS – None.

V. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES – None.

VI. BOARD MEETING MINUTES APPROVAL – The minutes from the July 31, 2018 Board meeting were reviewed. Ms. McGowan made a motion, seconded by Mr. Pye, to approve. Motion passed unanimously.

VII. FINANCIAL REVIEW

A. Financials – The August financials were reviewed, including write-offs, which totaled \$2,733.75 in board write-offs, \$3964.80 in attorney write-offs and foreclosure write-offs of \$0. Ms. McGowan made a motion, seconded by Mr. Sparling to approve as presented. Motion passed unanimously.

B. August Hearing recommendations: Motion made by Ms. Thomas and seconded by Ms. McGowan to adopt the hearing recommendations. Motion passed unanimously.

VIII. HOA MANAGEMENT REPORT – The HOA Management report for August was presented. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on October 15, 2018 at 6:00pm. There have been 11,460 violations reported; the HOA had contact with 1345 members in August; The Board reviewed 71 ARC requests. The August enforcement hearing heard 148 violations, \$20,600 in fines were recommended. Two mailboxes were replaced and keys given to the post office.

IX. ASSOCIATION BUSINESS – A Motion was made by Rose Thomas to have Rose Thomas and Andy Sparling open Association Bank Accounts at TCF Bank. The motion was seconded by Ms. McGowan. The motion passed unanimously.

X. ENFORCEMENT ACTION – A motion was made by Mr. Sparling to approve enforcement recommendations. Motion was seconded by Ms. Jenks. The vote passed unanimously.

A. Motion was made by Thomas to transfer collection account to VF for further action. Mr. Sparling seconded the motion. The motion passed unanimously.

XI. HOMEOWNER REQUESTS –

A. 18671 E. 41st Ave – has a limited budget and is on disability requests waiver. Fines reduced.

B. 20867 E. 39th– Has a tow truck allegedly for emergency services wants to appeal decision prohibiting tow truck from GVR. Appeal Denied.

XII. EXECUTIVE SESSION – Board went into executive session at 6:47 p.m. Board came out of executive session at 7:14p.m.

XIII. 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 7:15pm.

Board Votes for Ratification

| Reason for vote | Votes to Ratify | | | | | |
|---|-----------------|---------|---------|-----------|---------|---------|
| | Rose | Andy | Shelly | Shawna | Alvina | Garrett |
| Vote to support Imagine 2020 Fund to get an art crosswalk installed at GVR and Yampa | Approve | Approve | Approve | N/A | Approve | Approve |
| Vote to approve the attorney recommendation for 20146-41P | Approve | Approve | Approve | Approve | Approve | Approve |
| Change the annual meeting date to the 17th of September | Approve | Approve | Approve | Approve | Deny | Approve |
| Approve hearing decisions from August hearing | Approve | Approve | Approve | Approve | Approve | Approve |
| Vote to approve list of costs to be used for escrow agreements when a home is selling. | Approve | Approve | Approve | Questions | N/A | Approve |
| Vote to add "concrete" to 3.78 walkways 12 inches away from driveway/driveway extension | Approve | Approve | Approve | Approve | Approve | Deny |
| | | | | | | |