

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES

October 15, 2018

- I. **ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on October 15, 2018 at the GVR Metropolitan District Office, located at 18650 E 45th Ave, Denver, CO 80249. The meeting was called to order at 6:04 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, President; Garrett Pye, Director; Andy Sparling, Vice President; Alvina Ferguson, Director; and Mary Simpson, Director.
  - A. **Homeowners, Residents and Property Managers Present:** William Thomas, Eric Gravenson, Yvette Anderson, Fred Hales, Reuben Espinosa, Antonia Delgado, Cole Haddock, Janet Jonatzkee, Sam McCaston, Ade Alao, David Mesko, Elin Spencer, Nefertin Warren
  - B. **Others Present:** Micaela Duffy – GVR Metro District Manager.
- II. **PUBLIC COMMENT**
  - A. **Police Report:** None
  - B. **Denver City and County Report:** None
  - 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 September 17, 2018 Board meeting were reviewed. Ms. Ferguson made a motion, seconded by Mr. Sparling, to approve. Motion passed unanimously.
  - A. Ratification of email votes. A motion was made by Mr. Sparling and seconded by Ms. Thomas. The motion passed unanimously.
- VI. **FINANCIAL REVIEW**
  - A. **Financials** – The September financials were reviewed, including write-offs, which totaled \$4,430.25 in board write-offs, \$3,735.00 in attorney write-offs. Mr. Sparling made a motion, seconded by Ms. Thomas to approve as presented. Motion passed unanimously.

**B. October Hearing recommendations:** Motion made by Ms. Ferguson and seconded by Mr. Sparling to adopt the hearing recommendations. Motion passed unanimously.

**VII. HOA MANAGEMENT REPORT** – The HOA Management report for September was presented. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on December 3, 2018 at 6:00pm. There have been 12,637 violations reported; the HOA had contact with 1105 members in September; The Board reviewed 50 ARC requests. The October enforcement hearing heard 225 violations, \$42,400 in fines were recommended.

**VIII. ASSOCIATION BUSINESS** – A motion was made by Ms. Ferguson and seconded by Mr. Sparling to appoint Anthony Moses to the ARC and Paint committees. Motion passed unanimously.

**IX. ENFORCEMENT ACTION** – A motion was made by Mr. Pye to approve enforcement recommendations. Motion was seconded by Ms. Ferguson. The vote passed unanimously.

**Collection Recommendations**

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

**X. HOMEOWNER REQUESTS** –

**A.**

**XI. EXECUTIVE SESSION** – Board went into executive session at 6:46 p.m. Board came out of executive session at 7:18 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 7:21 pm.

Board Votes for Ratification

Reason for vote	Votes to Ratify					
	Rose	Andy	Shelly	Shawna	Alvina	Garrett
Appeal of fines for 4318LISBS	Approve	Approve	N/A	N/A	Approve	Approve