

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

December 3, 2018

- I. **ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on December 3, 2018 at the GVR Metropolitan District Office, located at 18650 E 45th Ave, Denver, CO 80249. 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; Garrett Pye, Director; Andy Sparling, Vice President; and Mary Simpson, Director. A motion was made to excuse Board members McCowan, Ferguson and Jenks. Motion made by Mr. Sparling and seconded by Ms. Simpson. Motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Byron Thomas, Eric Gravenson, Fred Hales, Mr. Williams, Jordan Jones, Evan Simmons, Mr. Anders, and D. Sayace.
 - B. **Others Present:** Micaela Duffy – GVR Metro District Manager, Melissa Sotelo, Denver City Council

- II. **PUBLIC COMMENT**
 - A. **Police Report: None**

 - B. **Denver City and County Report:** Melissa Sotelo from Councilwoman Gilmore’s office advised that a new fire station will be located at 72nd and Tower. She also advised that the Councilwoman’s budget additions to the mayor were approved which include financial aid coaches to aid the public; the 56th Ave expansion is in the design phase and residents can text “central70” to 77948 for closure information.

 - C. **Citizen’s Advisory Board Report** – None; Board did advise that there was a tree lighting and community holiday light contest for the holiday season.

 - D. **Public Comment** – Homeowner stated that they witnessed an abundance of flat tires recently and asked if it was a community-wide issue. The Board was unaware.
 - Evan Simmons of Sherwin Williams Paint presented to the Board and advised they would be interested in helping with paint supply to residents to comply with the GVR Paint Book. He was advised by the Board to attend the Paint Committee meeting.

- III. DISTRICT DELEGATE REPORTS** – None
- IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None
- V. BOARD MEETING MINUTES APPROVAL** – The minutes from the October 15, 2018 Board meeting were reviewed. Mr. Sparling made a motion, seconded by Mr. Pye, to approve. Motion passed unanimously.
- VI. FINANCIAL REVIEW**
- A. Financials** – The November financials were reviewed, including write-offs, which totaled \$8,140.00 in board write-offs and \$5,748.28 in attorney write-offs. Mr. Pye made a motion, seconded by Mr. Sparling to approve as presented. Motion passed unanimously.
- B. November Hearing recommendations:** Motion made by Mr. Sparling and seconded by Mr. Pye to adopt the hearing recommendations. Motion passed unanimously.
- VII. HOA MANAGEMENT REPORT** – The HOA Management report for November was presented. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on January 14, 2019 at 6:00pm. The HOA had contact with 1550 members in November; The Board reviewed 51 ARC requests. The November enforcement hearing heard 132 violations, \$24,600 in fines were recommended.
- VIII. ASSOCIATION BUSINESS** –
- IX. ENFORCEMENT ACTION** – A motion was made by Mr. Pye to approve enforcement collection and foreclosure recommendations. Motion was seconded by Mr. Sparling. The vote passed unanimously.
- X. HOMEOWNER REQUESTS** –
- A.** 4562 Gibraltar – did not have money to paint the home, was able to complete painting of the home. Advised Board did not receive letters as homeowner was ill. Wants to pay 10% of fine.
- B.** 4293 Lisbon – Appeals a 2016 fine as the violation is cured.
- C.** 4204 Malaya – Appealed vehicle violation, keeping commercial vehicle in GVR. Appeals fine requests to leave truck.
- D.** Petition presented to Board to move mailboxes – Board will review estimates; however, Board chose not to act on request. Advised homeowner to discuss with neighbors to split cost of move.

E. 20450 Kelly Place – Appeal of fine for not returning paint book in timely fashion.

XI. EXECUTIVE SESSION – Board went into executive session at 6:55 p.m. Board came out of executive session at 7:49 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 7:50 pm.

Board Votes for Ratification

Reason for vote	Votes to Ratify						
	Rose	Andy	Shelly	Shawna	Alvina	Garrett	Mary
Attorney recommendation for payment plan for 20501-42A	Approve	Approve	Approve	Approve	Approve	Approve	Approve
Approve November hearing recommendations	Approve	Approve	Approve	Approve	Approve	Approve	Approve