

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES

May 20, 2019

- I. **ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on May 20, 2019 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; Andy Sparling, Vice President; Shelly Jenks, Secretary and Treasurer; Shawna McCowan, Director; Alvina Ferguson, Director; Mary Simpson, Director; and Evan Simmons, Director.
  - A. **Homeowners, Residents and Property Managers Present:** Eric Gravenson, District 3; Fred Hales, District 9; Ronnie Calloway; Irene Almeda; Boib Sandoval; Cole Haddock; Janet Jontzke; C Barton PM; Dustin Morton; Edward Anvari; Tyler Bliss; Brett Boncore; Michael Kaslan; Maria Clemente; Melissa Sotelo; Carlos Gaytan; Ginnie Logan; Mani Khaling; Dharani Dhakal; Rohit Himagai; Victor Ruiz; Richard Howard; Michelle Loveless; Mearois Wells; Julie Ashley
  - B. **Others Present:** Micaela Duffy – GVR Metro District Manager.
- II. **PUBLIC COMMENT**
  - A. **Police Report:** None
  - B. **Denver City Councilwoman Gilmore Report:** Advised of “Montbello Speaks” fraud prevention workshop 6:00pm Montbello Rec Center on May 22<sup>nd</sup>. GVR Farmers market every Wednesday from 5-7pm at the GVR Rec Center. On June 29 the Colorado Symphony will be performing from 6-8pm.
  - C. **Citizen’s Advisory Board Report:** None
  - D. **Public Comment:** Special Guest from Denver Public Works discussed the Maxwell Place bike lane from Dunkirk to Piccadilly as part of Mayor’s mobility action plan. [denvergov.org/bike](http://denvergov.org/bike) program.
- III. **DISTRICT DELEGATE REPORTS** – None
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None
- V. **BOARD MEETING MINUTES APPROVAL** – The minutes from the April 15, 2019 Board meeting were reviewed. Ms. McCowan made a motion to approve, seconded by Mr. Sparling. Motion passed unanimously.
- VI. **FINANCIAL REVIEW**

- A. Financials** – The April financials were reviewed, including write-offs, which totaled \$8,767.55 in board write-offs and \$755.86 in attorney write-offs. Total cash balance in the operating account is roughly \$546,230.78. Mr. Sparling made a motion, seconded by Ferguson to approve as presented. Motion passed unanimously.
  - B. May Hearing Recommendations:** Motion made by Mr. Sparling to adopt the hearing recommendations and seconded by Ms. McCowan. Motion passed unanimously.
  
- VII. HOA MANAGEMENT REPORT** – The HOA Management report for April was presented. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on June 17, 2019 at 6:00pm. The HOA had contact with 1893 members in April; the Board reviewed 74 ARC requests. The April enforcement hearing heard 119 violations and 67 fines were recommended for a total of \$8200.
  
- VIII. ASSOCIATION BUSINESS** – The Board discussed the new paint book compiled by the paint committee. A Motion was made by Ms. Thomas and seconded by Mr. Sparling to approve the Paint Book. The motion passed unanimously.
  
- IX. RATIFICATION OF EMAIL VOTES** – The Board ratified one (1) vote held by email. A motion was made by Ms. McCowan and seconded by Ms. Jenks. The ratification of email votes passed unanimously.
  
- X. ENFORCEMENT ACTION** – The covenant enforcement recommendations as amended were reviewed. A motion was made by Ms. Ferguson and seconded by Mr. Sparling to adopt the recommendations as amended. The motion passed unanimously. The collection enforcement recommendations were reviewed. A motion was made by McCowan and seconded by Ms. Ferguson to adopt the collection recommendations as presented. The motion passed unanimously.
  
- XI. HOMEOWNER REQUESTS** –
  - A.** 19309 E. 39<sup>th</sup> Place - Appeal of fines
  - B.** 20281 E. 47<sup>th</sup> place - Appeal ARC denial
  - C.** 3853 Orleans Ct - request extension of time to comply
  - D.** 4499 Genoa Street - Appeal fine
  - E.** 3869 Odessa Street - Appeal fine
  - F.** 4497 Genoa Street - Appeal violation
  - G.** 18980 E. 43<sup>rd</sup> - Appeal fines and fees

- H.** 4319 Ceylon Ct - Appeal Commercial vehicle violation
- I.** 20621 E. Scot - Appeal violation and fine
- J.** 4037 Ensenada Street - Appeal commercial vehicle violation
- K.** 20611 E. 42<sup>nd</sup> Ave - Appeal commercial vehicle violation
- L.** 4383 Lisbon street - Request extension appeal fine
- M.** 19993 E. 40<sup>th</sup> Ave - Appeal fines
- N.** 4572 Salon Street - Appeal ARC denial landscaping
- O.** 18964 E. 44<sup>th</sup> Ave - Request extension landscaping

**XII. EXECUTIVE SESSION** – The Board went into an executive session at 8:07pm. The Board came out of executive session at 9:11pm.

**XIII. ADJOURNMENT** - The meeting was adjourned at 9:15pm.