

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

January 14, 2019

- I. **ESTABLISH A QUORUM** – The regular Board Meeting of the Master Homeowners Association for Green Valley Ranch was held on January 14, 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; Shawna McCowan, Director; Alvina Ferguson, Director; and Mary Simpson, Director. A motion was made by Mr. Sparling to excuse Board Member Shelly Jenks. Motion seconded by Ms. McCowan. Motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Eric Gravenson, District 3; Michael Cowhick; Jose Herrera; John Chapman; Manuel Rodriguez; Marlenis Garcia; Juarez; Chris Maj; Alicia Jeub and Earleen Brown
 - B. **Others Present:** Micaela Duffy – GVR Metro District Manager; Melissa Sotelo, Denver City Council; and Jeannette Dominguez, Denver Police Department

- II. **PUBLIC COMMENT**
 - A. **Police Report:** Officer Dominguez appeared to provide a community report. She advised the stock show was in town and owners should be vigilant with locking vehicles as motor vehicle thefts have spiked. Robberies are also on the rise, including those with deadly weapons, so residents should be aware of their surroundings. Officer Dominguez advised residents not to leave valuables in their car and do not “puff” vehicles to warm them up.

 - B. **Denver City and County Report:** Melissa Soteco from Councilwoman Gilmore’s office advised that Denver water is increasing fees to build a water treatment plant and service old water lines. The increase is to be reported at roughly .55 cents. Denver Parks is giving away trees to residents at Havana Nursery. Applications are accepted 1/1/19-2/15/19 and trees will be given away on Arbor Day. On January 15, 2019 Councilwoman Gilmore will host a roundtable and all are encouraged to attend.

 - C. **Citizen’s Advisory Board Report** – None

 - D. **Public Comment** – An owner advised that parking on Flanders and 42nd has become a problem and that cars are blocking the street and that the streets are full of semis and dump trucks on the weekends. Another owner advised that as a result of the government shutdown the Board should provide those who are affected a longer time to comply and/or pay fines.

III. DISTRICT DELEGATE REPORTS – None

IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES – None

V. BOARD MEETING MINUTES APPROVAL – The minutes from the December 3, 2018 Board meeting were reviewed. Ms. Thomas made a motion, seconded by Mr. Sparling, to approve. Motion passed unanimously.

VI. FINANCIAL REVIEW

A. Financials – The November and December financials were reviewed, including write-offs, which totaled \$6,245.75 and \$15,204.85 respectively in board write-offs and \$1602.30 and \$520.08 in attorney write-offs. Ms. McCowan made a motion, seconded by Mr. Sparling to approve as presented. Motion passed unanimously.

B. January Hearing recommendations: Motion made by Ms. McCowan and seconded by Ms. Ferguson to adopt the hearing recommendations. Motion passed unanimously.

VII. HOA MANAGEMENT REPORT – The HOA Management report for November and December was presented. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on February 25, 2019 at 6:00pm. The HOA had contact with 1,128 and 1,034 members in November and December respectively; The Board reviewed 29 and 31 ARC requests respectively. The November enforcement hearing heard 163 violations, and \$16,500 in fines were recommended.

VIII. ASSOCIATION BUSINESS – Board advised that Garrett Pye has resigned from the Board.

Ratification of email Votes: Included a vote on a homeowner appeal and reimbursement for Board expenditures. A motion was made by Mr. Sparling and seconded by Ms. Ferguson. The email votes were ratified unanimously.

Mary Simpson expressed interest in committee positions for hearing committee and green book committee. A motion was made by Mr. Sparling to appoint Ms. Simpson to these committees. The Motion was seconded by Ms. McCowan. Ms. Simpson abstained. The motion passed unanimously.

IX. ENFORCEMENT ACTION

A. Hearing recommendations: The Board reviewed January recommendations from the Committee. A motion was made to accept the hearing recommendations by Ms. McCowan. The motion was seconded by Ms. Ferguson. The Motion passed unanimously.

B. Enforcement Recommendations: The Board reviewed January enforcement

recommendations from the Committee. A motion was made to accept the hearing recommendations by Ms. McCowan. The motion was seconded by Mr. Sparling. The Motion passed unanimously.

- C. **Collections Recommendations:** The Board reviewed January collection recommendations from Management. A motion was made to accept the recommendations by Mr. Sparling. The motion was seconded by Ms. McCowan. The Motion passed unanimously.
- D. **Foreclosure Recommendations:** The Board reviewed a foreclosure recommendation for 4086 Orleans. A motion was made by Ms. McCowan to proceed with the foreclosure. The Motion was seconded by Ms. Ferguson. The Motion passed unanimously.

X. HOMEOWNER REQUESTS –

- A. 20733 E. 44th Ave- requests reversal of ARC decision denying railing material request.
- B. 19447 E. 45th Ave- requests that privacy fence and lattice be grandfathered and not subject to ARC violations.
- C. 4172 Ireland Ct- 2017 paint application to repaint house was approved. Received extension in 2018. Painted in September 2018 and submitted ARC approval after home painted. Appeal was denied. Requests review of denial.
- D. 3898 Perth Street-Requests appeal on denial of commercial vehicles in community.
- E. 3736 Andes Street- requests appeal of commercial vehicle violations.
- F. 3846 Lisbon Street-Request appeal of denial of application for 8x14 shed and color of paint for shed.
- G. 20173 E. 43rd-Request appeal for violation received for sidewalk abutting driveway to front door. Commercial vehicle outside of home.

XI. **EXECUTIVE SESSION** – Board went into executive session at 7:05 p.m. Board came out of executive session at 8:17 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 8:22 pm.