

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

February 25, 2019

- I. **ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on February 25, 2019 at the GVR Metropolitan District Office, located at 18650 E 45th Ave, Denver, CO 80249. The meeting was called to order at 6:02 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, President; Andy Sparling, Vice President; Shelly Jenks, Director; Shawna McCowan, Director; Alvina Ferguson, Director; and Mary Simpson, Director.
 - A. **Homeowners, Residents and Property Managers Present:** Eric Gravenson, District 3; Yvette Anderson, District 5; Fred Hales, District 9; Dianne Thiel; David Whitehouse; Shalaye Marn; Angel Ceybarra; Jose Herrera; Claivel Hernandez; Lonnie; Carlos Garfio; Andrew Acheampong; Kadish Haynes; Keri Melmed
 - B. **Others Present:** Micaela Duffy – GVR Metro District Manager

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

 - B. **Denver City Councilwoman Gilmore Report:** There is an autonomous vehicle running at 61st and Pena for commuters and runs every 15 minutes. There is a program running to reduce or eliminate low level marijuana criminal charges. More information available at newleaf@denvergov.org. A Townhall meeting is scheduled for March 14, 2019 from 6-8PM at the GVR Rec Center. A Summer Youth Job fair will be occurring on March 16, 2019 from 11-1PM at the GVR Rec Center.

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

 - D. **Public Comment:** Diane Beal spoke about the Denver Right to Survive Initiative, providing homeless with right to Shelter and Food. More information at DenverRightToSurvive.org. Kadish Haynes also spoke on the Initiative discussing the unintended consequences of the new law. More information available at togetherdenver.com.

- III. **DISTRICT DELEGATE REPORTS** – Shelly Jenks discussed reaching out to her neighborhood to host summer parties and encouraged other delegates to do the same.

- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None.

- V. **BOARD MEETING MINUTES APPROVAL** – The minutes from the January 14, 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 January financials were reviewed, including write-offs, which totaled \$11,297.50 in board write-offs and \$1,960.04 in attorney write-offs. Total cash balance in the operating account is \$644,000.00. Ms. Simpson made a motion, seconded by Mr. Sparling to approve as presented. Motion passed unanimously.
- B. February Hearing recommendations:** Motion made by Ms. McCowan to adopt the hearing recommendations and seconded by Ms. Ferguson. Motion passed unanimously.

VII. HOA MANAGEMENT REPORT – The HOA Management report for January was presented. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on March 25, 2019 at 6:00pm. The HOA had contact with 1259 members in January; the Board reviewed 41 ARC requests. The January enforcement hearing heard 160 violations, 127 fines were recommended for a total of \$16,300.

VIII. ASSOCIATION BUSINESS – The March Board meeting will be changed to March 25, 2019 at 6:00pm. The Board discussed the Auditor’s letter for 2018. The proposed cost of the audit will be \$2000. A motion was made by Ms. McCowan and seconded by Ms. Jenks to approve. The motion passed unanimously. The Board discussed the Association keeping bank accounts at current institution. No action was taken. The Board discussed adding Alvina Ferguson and Mary Simpson to the Paint Committee. A motion was made by Ms. McCowan and seconded by Mr. Sparling to add both to the paint committee. The motion passed unanimously.

IX. RATIFICATION OF EMAIL VOTES – The Board ratified two votes held by email. The first was approving reserve amount of \$25,000 per year for 5 years to cover costs of mailbox replacement. The second was approval of settlement with a homeowner in a legal case. A Motion was made by Ms. McCowan and seconded by Ms. Ferguson. The ratification of email votes passed unanimously.

X. ENFORCEMENT ACTION – The covenant enforcement recommendations as amended were reviewed. A Motion was made by Ms. Jenks and seconded by Ms. Simpson to adopt the recommendations. The motion passed unanimously. The collection enforcement recommendations were reviewed. A Motion was made by Mr. Sparling and seconded by Ms. McCowan to adopt the collection recommendations as presented. The motion passed unanimously.

- A.** The Board reviewed the Foreclosure recommendation presented by attorney for 4444 N. Andes Street. A motion was made by Ms. Thomas and seconded by Mr. Sparling to proceed in foreclosure. The motion passed unanimously.

XI. HOMEOWNER REQUESTS –

- A.** 4039 Orleans – Appeal of violation for commercial vehicle. Appealing fines and requesting reduction as well as extension to move vehicle.
- B.** 19454 E. 39th – Requesting extension to fix roof. Unable to replace tiles because of weather.
- C.** 19447 E. 45th – Requesting approval of added fence and lattice.
- D.** 18920 Chafee Place – Request an extension to put screens on windows.
- E.** 21564 E. 40th – Appealing fines and requesting a reduction. Payment plan for driveway fines.
- F.** 4306 Malta Street – Appealing fines and fees for not painting home and landscaping.
- G.** 19216 E. 39th – Requests reduction of fines and fees all violations allegedly corrected.

XII. EXECUTIVE SESSION – Board went into executive session at 6:55 p.m. Board came out of executive session at 8:21 pm.

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 8:31 pm.