

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES

April 15, 2019

- I. **ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on April 15, 2019 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; Andy Sparling, Vice President; Shawna McCowan, Director; and Evan Simmons, Director. A motion was made by Ms. Thomas to excuse Board Members Shelly Jenks, Alvina Ferguson and Mary Simpson. Motion seconded by Ms. McCowan. Motion passed unanimously.
  - A. **Homeowners, Residents and Property Managers Present:** Eric Gravenson, District 3; Yvette Anderson, District 5; Fred Hales, District 9; Adrian de la Torre; Kevin A. King; Oliver Scandel; Evan Simmons; Magen Elenz; Barat Ayuby; Rigoberto Hernandez; and Anthony Trail
  - B. **Others Present:** Micaela Duffy – GVR Metro District Manager.
- II. **PUBLIC COMMENT**
  - A. **Police Report:** None
  - B. **Denver City Councilwoman Gilmore Report:** Megan from Councilwoman Gilmore’s office advised that the final part of the Northeast area plan is schedule to close comment in 1 week. They are also looking into approval and suggestions for a protected bike lane.
  - 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 March 25, 2019 Board meeting were reviewed. Ms. McCowan made a motion to approve, seconded by Ms. Thomas. Mr. Simmons abstained. Motion passed unanimously.
- VI. **FINANCIAL REVIEW**
  - A. **Financials** – The March financials were reviewed, including write-offs, which totaled \$7384.00 in board write-offs and \$126.97 in attorney write-offs. Total cash

balance in the operating account is roughly \$513,000. Mr. Sparling made a motion, seconded by Ms. McCowan to approve as presented. Motion passed unanimously.

- B. April Hearing Recommendations:** Motion made by Ms. McCowan to adopt the hearing recommendations and seconded by Mr. Sparling. Motion passed unanimously.
- VII. HOA MANAGEMENT REPORT** – The HOA Management report for March was presented. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on May 20, 2019 at 6:00pm. The HOA had contact with 1,462 members in March; the Board reviewed 55 ARC requests. The March enforcement hearing heard 229 violations and 137 fines were recommended for a total of \$16,000.
- VIII. ASSOCIATION BUSINESS** – the Board appointed David to the ARC and hearing committee; Cole to the ARC, Green Book and Hearing committee upon condition that he is a member in good standing and Evan to the ARC and paint committee; A motion was made by Ms. McCowan and seconded by Mr. Sparling. The motion passed unanimously.
- IX. RATIFICATION OF EMAIL VOTES** – The Board ratified two (2) votes held by email. A motion was made by Thomas and seconded by McCowan. Mr. Simmons abstained. The ratification of email votes passed unanimously.
- X. ENFORCEMENT ACTION** – The covenant enforcement recommendations as amended were reviewed. A motion was made by Ms. McCowan and seconded by Thomas to adopt the recommendations as amended. The motion passed unanimously. The collection enforcement recommendations were reviewed. A motion was made by Thomas and seconded by McCowan to adopt the collection recommendations as presented. The motion passed unanimously.
- XI. HOMEOWNER REQUESTS** –
- A.** 20999 E 41<sup>st</sup> street - Appeal fine for trailer-and commercial vehicle which is not his.
  - B.** 20272 E. 4<sup>th</sup> Ave - Appeal fine for commercial vehicle.
  - C.** 20011 Mitchell Circle - Appeal denial of paint on home.
  - D.** 20145 E. 41<sup>st</sup> Ave - Appeal fines for trimming trees and landscaping.
- XII. ADJOURNMENT** - A homeowner disturbance occurred during the meeting; at which time, the meeting was adjourned at 7:15pm.

**XIII. EXECUTIVE SESSION** – Board went into an executive session at 7:41 p.m. to discuss pending litigation matters and attorney advice. The Board came out of executive session at 8:30 pm.