

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

June 17, 2019

- I. **ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on June 17, 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; Alvina Ferguson, Director; Mary Simpson, Director; and Evan Simmons, Director. A motion was made by Ms. Thomas to excuse Andy Sparling, Vice President; Shelly Jenks, Secretary and Treasurer; and Shawna McCowan, Director. The motion was seconded by Ms. Ferguson and passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Eric Gravenson, District 3; Fred Hales, District 9; Tim Eckenrode; Stephanie Eckenrode; Sherrel Roland; Mr. and Mrs. Kelly; Cole Haddock; Janet Jonatzke; Michael Ellis; Anthony Baella; Bill Hatchett; Robyn Clowney; and Brian Rome
 - B. **Others Present:** Micaela Duffy – GVR Metro District Manager; and Melissa Sotelo from Councilwoman Gilmore’s office

- II. **PUBLIC COMMENT**
 - A. **Police Report:** None
 - B. **Denver City Councilwoman Gilmore Report:** Northeast area plan approved at City Council meeting; GVR gave the most feedback of all the communities; Tower and GVR Blvd land development plan includes Natural Grocers, Panera and BellCo Credit Union.
 - C. **Citizen’s Advisory Board Report:** Next Quarterly Meeting in July.
 - D. **Public Comment:** None

- III. **DISTRICT DELEGATE REPORTS** – District 3 reported increasing social media complaints regarding the commercial vehicle rules. Homeowners believe they can vote to get rid of the rule.

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

- V. **BOARD MEETING MINUTES APPROVAL** – The minutes from the May 20, 2019 Board meeting were reviewed. Ms. Ferguson made a motion to approve, seconded by Ms. Simpson. Motion passed unanimously.

VI. FINANCIAL REVIEW

- A. Financials** – The May financials were reviewed, including write-offs, which totaled \$5,975.00 in board write-offs and \$2,444.70 in attorney write-offs. Total cash balance in the operating account is roughly \$557,262.00. Ms. Ferguson made a motion, seconded by Ms. Simpson to approve as presented. Motion passed unanimously.
- B. June Hearing Recommendations:** Motion made by Ms. Simpson to adopt the hearing recommendations and seconded by Ferguson. Motion passed unanimously.

VII. HOA MANAGEMENT REPORT – The HOA Management report for May was presented. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on July 15, 2019 at 6:00pm. The HOA had contact with 2104 members in May; the Board reviewed 99 ARC requests. The May enforcement hearing heard 160 violations and 102 fines were recommended for a total of \$12,300.00.

VIII. ASSOCIATION BUSINESS – A discussion was held regarding pre-approved fence stain colors recommended by the paint committee. A motion was made to adopt the pre-approved stain recommendations by Ms. Ferguson. The Motion was seconded by Ms. Simpson. The motion passed unanimously.

IX. FORECLOSURE REVIEW – 19130 E 43rd – Account was reviewed; foreclosure resolution discussed. Motion to initiate foreclosure by Ms. Ferguson and seconded by Ms. Simpson. Motion passed unanimously.

X. RATIFICATION OF EMAIL VOTES – The Board ratified 1 vote held by email. A motion was made by Ms. Ferguson and seconded by Ms. Simpson. The ratification of email votes passed unanimously.

XI. ENFORCEMENT ACTION – The covenant enforcement recommendations as amended were reviewed. A motion was made by Ms. Thomas and seconded by Ms. Ferguson to adopt the recommendations as amended. The motion passed unanimously. The collection enforcement recommendations were reviewed. A motion was made by Simpson and seconded by Ferguson to adopt the collection recommendations as presented. The motion passed unanimously.

XII. HOMEOWNER REQUESTS –

- A.** 4538 Gibraltar – Appeal of commercial vehicle violations.
- B.** 19474 E. 39th – request for extension on repair of roof.
- C.** 20222 E. 47th Ave – Appeal violation for paint.

D. 4546 Flanders – Appeal the denial for commercial van.

E. 20039 E. 41st Place – Appeal fines and violations on property.

XIII. EXECUTIVE SESSION – The Board went into an executive session at 7:11pm. The Board came out of executive session at 7:52 pm.

XIV. ADJOURNMENT - The meeting was adjourned at 8:06 pm.