

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

July 15, 2019

- I. **ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on July 15, 2019 at the GVR Metropolitan District Office, located at 18650 E 45th Ave, Denver, CO 80249. The meeting was called to order at 6:01 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, President; Alvina Ferguson, Director; Mary Simpson, Director; Andy Sparling, Vice President; and Evan Simmons, Director. A motion was made by Andy Sparling to excuse Shelly Jenks, Secretary and Treasurer; Evan Simmons, Director; and Shawna McCowan, Director. The motion was seconded by Alvina Ferguson and passed unanimously. After Evan Simmons was initially excused, he arrived a few minutes into the meeting.
 - A. **Homeowners, Residents and Property Managers Present:** Eric Gravenson, District 3; Fred Hales, District 9; Amanda Ross; Janet Jonatzke; Cole Haddock; Corey Obgurn; and Derek.
 - B. **Others Present:** Micaela Duffy – GVR Metro District Manager

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

 - B. **Denver City Councilwoman Gilmore Report:** GVR indoor pool design will begin sometime in 2019 to expand existing rec center and the City will be looking for community input. Summer street maintenance and repairs are underway in the Gateway area. No parking signs around Maxwell and Green Valley Ranch Blvd will be installed in next couple weeks. Lead reduction program (Denver water) is underway and at-home water filters are being provided for free to anyone with suspected lead lines.

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

 - D. **Public Comment:** On the GVR Calendar, bi-weekly ARC Meetings need to be updated. Drag racing reported; Board encourages residents to report the areas in which races are held to the police.

- III. **DISTRICT DELEGATE REPORTS** – Eric Gravenson from District 3 reported that there is a new pattern on social media of complaints regarding drivers speeding on residential streets and going through stop signs and they want to know what the HOA can do. Board suggests that owners report the cross streets where this occurs. Delegate will look into obtaining flashing LED lights around stop signs at key intersections.

IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES – None

V. BOARD MEETING MINUTES APPROVAL – The minutes from the June 17, 2019 Board meeting were reviewed. Alvina Ferguson made a motion to approve, seconded by Mary Simpson. Motion passed unanimously.

VI. FINANCIAL REVIEW

A. Financials – The June financials were reviewed, including write-offs, which totaled \$6,608 in board write-offs and \$6,614 in attorney write-offs. Total cash balance in the operating account is roughly \$458,973.38. Andy Sparling made a motion, seconded by Mary Simpson to approve as presented. Motion passed unanimously.

B. July Hearing Recommendations: Motion made by Alvina Ferguson to adopt the hearing recommendations and seconded by Andy Sparling. Motion passed unanimously.

VII. HOA MANAGEMENT REPORT – The HOA Management report for June was presented. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on August 19, 2019 at 6:00pm. The HOA had contact with 1,827 members in June; the Board reviewed 78 ARC requests. The May enforcement hearing heard 132 violations and 55 fines were recommended for a total of \$10,300.

VIII. ASSOCIATION BUSINESS –

A. Ratification of Email Votes – The Board ratified two votes held by email. A motion was made by Andy Sparling and seconded by Evan Simmons. The ratification of email votes passed unanimously.

B. Enforcement Action – The covenant enforcement recommendations as amended were reviewed. A motion was made by Rose Thomas and seconded by Mary Simpson to adopt the recommendations as amended. The motion passed unanimously. The collection enforcement recommendations were reviewed. A motion was made by Andy Sparling and seconded by Alvina Ferguson to adopt the collection recommendations as presented. The motion passed unanimously.

C. Paint Stain Clarification – The Board discussed changing approved fence stain color from Tavern Oak semi-solid to Tavern Oak semi-transparent. Rose Thomas made a motion to approve the change and Evan Simmons seconded. The Motion passed unanimously.

D. Paint Colors for Bungalows – The Board discussed allowing office staff to approve the paint colors for the Bungalows as long as they are chosen from the Bungalows Pre-Approved Paint Book established by the sub-association. Rose Thomas made a motion to approve the change and Alvina Ferguson seconded the motion. Mary Simpson and Evan Simmons approved. Andy Sparling abstained.

E. Farmer's Market End of Season Celebration – The Board discussed adding an end-of-season Hawaiian celebration to the summer farmer's market for a future vote. Everyone was in agreement of the celebration, which would be paid for from the farmer's

market budget.

F. Homeowner Requests:

- i. **Amanda Ross – 20731 E 42nd Ave.** – Future owner in the process of purchasing a home in the community and received notice that they will have 2 months to improve weeds and grass. Requested info regarding who owns fences on property lines. No request made.
- ii. **Janet – 4533 Espana Way.** – No request made.
- iii. **Cole** – Requested that a Green Book Committee Meeting be set and posted.
- iv. **Eric** – Noted a Conservation Committee Meeting for the metro district was scheduled for the following Thursday.
- v. **Cory – 20482 E 43rd** – Noted that he missed the July 9th meeting, emailed info@gvrhoa.com to speak about of painting garage door and fence work. Stated he is working with a neighbor to get fence done and is in talks with companies for garage door painting. Extension requested. Will submit ARC request for garage door.

G. EXECUTIVE SESSION – The Board went into an executive session at 6:55 pm. The Board came out of executive session at 7:21 pm.

H. ADJOURNMENT - The meeting was adjourned at 7:22 pm.