

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GVR METRO DISTRICT October 17, 2016

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Monday, October 17, 2016 at the GVR Metro District office, located at 18650 E. 45th Ave. The meeting was called to order at 6:02pm. A quorum was established with the following Board Members in attendance: Shelly Yoder, Debbie Tom, Melissa Guzman, Rose Thomas

Board members Andy Sparling and Shawna McCowan were absent for medical reasons. Ms. Guzman made a motion, seconded by Ms. Tom, to count as excused absences. Motion passed unanimously.

Homeowners, Residents and Property Managers Present: Jennifer Overman, Ashley Avilon, Lee Halls, James Tanner, Eric Gravenson, Mariann Toomey, Fred Hales, Fenna Tanner, and Stephanie Brack

Others Present: Peggy Ripko – HOA Supervisor, Magen Elenz- District 11 City Council, Micaela Duffy- GVR Metro District Manager, Eric Finney

II. OFFICER ELECTIONS

- A. Ms. Thomas made a motion, seconded by Ms. Yoder, to elect Debbie Tom as the Secretary/Treasurer. Motion passed with three in favor and Ms. Tom abstaining.
- B. Ms. Thomas made a motion, seconded by Ms. Tom, to elect Andy Sparling as the Vice-President. Motion passed unanimously.
- C. Ms. Yoder made a motion, seconded by Ms. Tom, to elect Rose Thomas as the President. Motion passed with three in favor and Ms. Thomas abstaining.

III. PUBLIC COMMENT –

- A. **Police Report-** Police representatives gave an update on the crime statistics in the area.
- B. **Denver City County Report-** A representative from Councilperson Stacie Gilmore’s office gave an update.
- C. **Homeowners to address the Board-**
 - **James Tanner-** Mr. Tanner apologized for his misunderstanding regarding the meeting posting laws for Board meetings and encouraged the Board to post any special Board meetings as soon as possible so homeowners can be aware of them.
- D. **Citizen’s Advisory Board Report-** None

IV. DISTRICT DELEGATE REPORTS

No reports

V. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES –None

VI. BOARD MEETING MINUTES APPROVAL –

The minutes from the September 28, 2016 Board meeting were reviewed. There were some corrections. Ms. Thomas made a motion, seconded by Ms. Tom, to approve as amended. Motion passed unanimously.

VII. FINANCIAL REVIEW

- A. **Accounts Payable-** The accounts payable were reviewed. Ms. Yoder made a motion, seconded by Ms. Tom, to approve the accounts payable as presented. Motion passed unanimously.
- B. **Financials-** The financials were reviewed. Ms. Guzman made a motion, seconded by Ms. Yoder, to approve the financials as presented. Motion passed unanimously.
- C. **Write Offs-** The Board reviewed the write offs, which total \$18,482.35. Ms. Yoder made a motion, seconded by Ms. Guzman, to approve as presented. Motion passed unanimously.

D. HOA SUPERVISOR'S REPORT

The HOA Supervisor presented an update on the status of the Association.

E. ASSOCIATION BUSINESS

- a. **October Hearing Decisions-** The Board reviewed the Hearing Committee recommendations for the October hearing. Ms. Thomas made a motion, seconded by Ms. Tom, to approve the recommendations as presented. Motion passed unanimously.
- b. **October Covenant Enforcement Recommendations-** The Board reviewed recommendations for six accounts to be turned over to the attorney for a covenant enforcement lawsuit. Ms. Thomas made a motion, seconded by Ms. Yoder, to approve turning the accounts over to the attorney. Motion passed unanimously.
- c. **Volunteer Recognition Dinner-** Ms. Yoder made a motion, seconded by Ms. Tom, to approve funds in conjunction with the Metro District for the annual recognition dinner. The amount will be clarified once the menu is confirmed. Motion passed unanimously.
- d. **HOA Committee Member-** Ms. Yoder will be the new representative for the Association on the Metro District's HOA Committee. Ms. Thomas will remain as a representative.
- e. **Website Update-** Tabled
- f. **CAI Membership-** Ms. Thomas made a motion, seconded by Ms. Tom, to approve \$480 for an annual membership for the Board to join the Community Association Institute, the professional organization for homeowners associations. Motion passed unanimously.
- g. **Committee Appointments-**
 - i. **Shawna McCowan-** Ms. Thomas made a motion, seconded by Ms. Tom, to appoint Ms. McCowan to the ARC, Green Book and Social Committees. Motion passed unanimously.
 - ii. **Toni White-** Ms. Thomas made a motion, seconded by Ms. Tom, to appoint Ms. White to the ARC. Motion passed unanimously.
 - iii. **Shelly Yoder**
 - 1. Ms. Thomas made a motion, seconded by Ms. Guzman, to appoint Ms. Yoder to the Green Book Committee. Motion passed with three in favor and Ms. Yoder abstaining.
 - 2. Ms. Thomas made a motion, seconded by Ms. Tom, to appoint Ms. Yoder to the Paint and Hearing Committees. Motion passed with three in favor and Ms. Yoder abstaining.
- h. **Paint Enforcement-** The HOA Supervisor asked for clarification regarding paint enforcement. The Board gave the following directions to the Metro District:
 - i. **Paint-** If the entire house needs to be painted, a first notice will be sent requesting an ARC form be submitted within 15-days. The property will be sent to Hearing if the ARC form is not submitted within the 15-days.
 - ii. **Paint Maintenance-** If there are small areas of the house that need to be touched up, a first notice will be sent requesting communication regarding an intent to cure and the timeline to cure the violation within 15-days. The property will be sent to Hearing if the ARC form is not submitting within the 15-days.

i. Foreclosure Recommendations

- i.** 18632 E. 43rd Pl- Ms. Thomas made a motion, seconded by Ms. Tom, to move forward with foreclosure. Motion passed unanimously.
- ii.** 19797 E. 41st Ave- Ms. Thomas made a motion, seconded by Ms. Yoder, to move forward with foreclosure. Motion passed unanimously.
- iii.** 21467 E. 44th Ave- Not moving forward at this time
- iv.** 4307 Ceylon St- Ms. Yoder made a motion, seconded by Ms. Tom, to move forward with foreclosure. Motion passed unanimously.
- v.** 4228 Iran St- Ms. Yoder made a motion, seconded by Ms. Shelly, to move forward with foreclosure. Motion passed unanimously.
- vi.** 19373 E. 41st Ave- Not moving forward at this time
- vii.** 20851 E. Scott Cir- Ms. Thomas made a motion, seconded by Ms. Yoder, to move forward with foreclosure. Motion passed unanimously.

- j. Paint Committee-** The Board will be giving instructions to the Paint Committee to solicit bids to have a exterior designer generate the new paint book.

F. HOMEOWNER REQUESTS- The Board reviewed requests from homeowners regarding appeals and extensions. Ms. Yoder made a motion, seconded by Ms. Tom, to approve the requests as amended.

G. EXECUTIVE SESSION- The Board went into Executive Session at 7:41pm to discuss attorney advice. The Board adjourned from Executive Session at 7:54pm.

H. 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 7:54pm.