

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLEY RANCH METROPOLITAN DISTRICT April 29, 2015

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, April 29, 2015 at the Green Valley Ranch Metropolitan District office, located at 18650 E. 45th Ave. Board President Rose Thomas called the meeting to order at 6:00 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, John Foote, Stephanie Brack, Melissa Guzman, and David Neubauer.

District Delegates Present: Yvette Anderson, John Foote, Stephanie Brack, Rose Thomas, Reuben Espinosa

District Delegates Not Present with Excused Absences: Fred Hales, Sarah Neubauer, Fenna Tanner, Toni Palmer

Homeowners, Residents and Property Managers Present: Eric Gravenson, Roger Rohrer, Steve McGinty, Alan Lehto, Katrina Bria, Louis Martinez

Others Present: Peggy Ripko – HOA Supervisor

II. PUBLIC COMMENT –

- A. Police Report-** The police representative gave an update on the neighborhood.
- B. Homeowners to address the Board**
- **Roger Rohrer-** Mr. Rohrer is the GVR Metro District Board President and gave an update on the Metro District.

III. DISTRICT DELEGATE REPORTS- None

- IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** –Mr. Foote, Ms. Brack and Ms. Thomas served as members of the Hearing Committee and will not vote on any issues regarding the Hearing Committee. Ms. Brack and Ms. Thomas serve as members of the Architectural Review Committee and will not vote on any issues regarding the ARC. Ms. Willis is a member of the Social Committee and will not vote on any issues regarding the Social Committee.

V. BOARD MEETING MINUTES APPROVAL –

The minutes from the March 25, 2015 Board meeting were reviewed. Ms. Thomas made a motion, seconded by Mr. Neubauer, to approve as presented. Motion passed unanimously.

VI. FINANCIAL REVIEW

- A.** The accounts payable were reviewed. Ms. Guzman made a motion, seconded by Ms. Brack, to approve the accounts payable as presented. Motion passed unanimously.
- B.** The March 2015 financials were reviewed. Ms. Guzman made a motion, seconded by Ms. Thomas, to approve the financials as presented. Motion passed unanimously.
- C.** Metro District Financials- The Board reviewed the financials for the HOA accounts in the Metro District budget.

VII. HOA SUPERVISOR'S REPORT

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

VIII. ASSOCIATION BUSINESS

- A. **April Hearing Decisions-** Mr. Neubauer made a motion, seconded by Mr. Guzman, to approve the decisions as presented. Motion passed.
- B. **Write Offs-** Ms. Thomas made a motion, seconded by Mr. Foote, to approve the write offs as presented.
- C. **Supplemental Assessments-** The HOA Supervisor stated that by Colorado statute, assessments have a statute of limitations of six (6) years. As a result, the remaining balances of the 2009 Supplemental Assessment must be written off. The attorney is recommending also writing off any late fee, lien fees and legal fees associated with those. Ms. Thomas made a motion, seconded by Mr. Neubauer, to write off a total of \$25,011.69, which is \$12,573.15 of the Supplemental Assessment, \$4,236.88 in late fees and liens fees, and \$8,201.66 of legal fees. Motion passed unanimously.
- D. **2007 Assessment-** Due to the statute as listed above, Mr. Foote made a motion, seconded by Ms. Brack, to write off a total of \$6,315.39 from the 2007 assessment. Motion passed unanimously.
- E. **Foreclosures-** Tabled until May meeting.
- F. **Social Committee**
 - 1) **Pre-Paid Credit Card-** The Board discussed the possibility of getting a pre-paid credit card for the social committee to use to pay for events, instead of the committee using their personal cards. The Board asked the HOA Supervisor to prepare a policy to be reviewed at the May meeting.
 - 2) **Budget Narrative-** The Board discussed the desire to have detailed information regarding the expenses incurred by the Social Committee. Ms. Guzman will help the committee draft a report following the next event as a sample.
- G. **Media Inquiries-** Several Board members had been contacted by the media recently. The HOA Supervisor stated that any media inquiries the office receives will be directed to the Board President. The Board agreed that any Board member can speak as an individual, but any responses from the Association should be through the Board president and there should be a consensus regarding the message to be shared.
- H. **Neighborhood Information-** The Board discussed the possibility of putting information regarding the community, including the Citizen's Advisory Board, in the status letters as well the welcome packet. The HOA Supervisor stated either or both can be done.
- I. **Default Letter-** The Board discussed the possibility of offering homeowners a reduction of fees owed if paid prior to being referred to the attorney for collections. This would require updating the Association's Fine Waiving Policy. The HOA Supervisor will update the policy for review at the May meeting.
- J. **Block Party- District 5-** Yvette Anderson, the Delegate for District 5, presented the Board with a proposal to do a Block party for her district. Ms. Thomas made a motion, seconded by Ms. Brack, to approve \$2,776.22. Motion passed unanimously.

IX. HOMEOWNER REQUESTS- The Board reviewed requests from homeowners regarding appeals and extensions. Mr. Foote made a motion, seconded by Mr. Neubauer, to approve the decisions made regarding homeowner requests. Motion passed unanimously.

X. 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 7:40 pm.