

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES GREEN VALLEY RANCH METROPOLITAN DISTRICT April 18, 2016

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Monday, April 18, 2016 at the GVR Metro District offices, located at 18650 E. 45<sup>th</sup> Ave. The meeting was called to order at 6:00pm. A quorum was established with the following Board Members in attendance: Rose Thomas, Stephanie Brack, Melissa Guzman, David Neubauer, David Moyers, Steve McGinty.

Bryant Everson was absent due to a trip previously scheduled. Ms. Brack made a motion, seconded by Ms. Thomas, to approve Mr. Everson's absence as an excused absence. Motion passed unanimously.

**Homeowners, Residents and Property Managers Present:** Debbie Tom, Gloria Janisch, Yvette Anderson, Alysia Panko, Eric Gravenson, James Tanner, Michelle Mason, Alana Willis, Fernando Jurado, Chris Maj, Mariann Toomey, Fred Hales, Sarah Neubauer, John Foote, Fenna Tanner, Dean Jones, Jose Guzman

**Others Present:** Peggy Ripko – HOA Supervisor, Melissa Soltelo- District 11 City Council

### II. PUBLIC COMMENT –

- A. Police Report-** Lt. Chavez gave an update for the community.
- B. Denver City County Report-** A representative from Councilperson Stacie Gilmore's office gave an update from her office.
- C. Homeowners to address the Board-**
- **Chris Maj-** Mr. Maj expressed concern with the Association's collection policy and the fact that the Association is authorizing foreclosures.
- D. Citizen's Advisory Board Report-** Mr. Foote gave an update on the Food Truck Mondays and encouraged anyone who has a concern with the potential of condominiums being built at 38<sup>th</sup> & Himalaya to send him e-mails.

### III. DISTRICT DELEGATE REPORTS- None

### IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES –None

### V. BOARD MEETING MINUTES APPROVAL –

The minutes from the March 21, 2016 Board meeting were reviewed. There were several corrections. Ms. Thomas made a motion, seconded by Mr. Neubauer, to approve as amended. Motion passed unanimously.

### VI. FINANCIAL REVIEW

- A. **Accounts Payable-** The March accounts payable were reviewed. Mr. Neubauer made a motion, seconded by Ms. Brack, to approve the March accounts payable as presented. Motion passed unanimously.
- B. **Financials-** The February financials were reviewed. Ms. Thomas made a motion, seconded by Ms. Guzman, to approve the financials as presented. Motion passed unanimously.
- C. **Write Offs-** The Board reviewed the write offs, which total \$34,435.11. Mr. McGinty made a motion, seconded by Ms. Brack, 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. **Social Committee-** Alana Willis was present to discuss the upcoming Kite Festival. Due to scheduling issues, the date is to be determined.
- b. **April Hearing Decisions-** The Board reviewed the Hearing Committee recommendations for the April hearing. Mr. Moyers made a motion, seconded by Mr. McGinty, to approve the recommendations as presented. Motion passed unanimously.
- c. **April Covenant Enforcement Recommendations-** The Board reviewed recommendations for houses to be turned over the attorney for a covenant enforcement lawsuit. Mr. McGinty made a motion, seconded by Ms. Brack, to approve turning 7 accounts over to the attorney. Motion passed unanimously.
- d. **May Covenant Enforcement Recommendations-** Tabled
- e. **Collections Recommendations-** The Board reviewed recommendations for accounts to be turned over the attorney for collections. Mr. McGinty made a motion, seconded by Ms. Guzman, to approve turning 15 accounts over to the attorney. Motion passed unanimously.
- f. **Collections- \$1000 & under-** Tabled
- g. **Enforcement Timing-** The Board reviewed enforcement timing. Ms. Thomas made a motion, seconded by Mr. McGinty, to give direction to the GVR Metro District staff to do enforcement as follows:  
 Due to weather conditions, and in order to ensure effective and efficient inspections, violations for the following sections of the Green Book will be generally sent during the times outlined:
  1. Landscaping, including the following sections of the Green Book will be generally enforced March through October. 3.54A, 3.54B, 3.54C, 3.54D, 3.54E, 3.98
  2. Violations will generally be sent for Section 3.62- Painting & Staining from November through February. While the Board acknowledges that painting cannot be done during the winter months, violations sent during this time period will allow the homeowner to budget for the corrections necessary.
- h. **Bylaw Committee-** Mr. Moyers made a motion, seconded by Ms. Thomas, to appoint Rachael Asher to the Bylaw Committee. Motion passed unanimously.
- i. **Audit-** The Board discussed the timing of audits for the Association. Pending attorney review, the audits will occur every other year.
- j. **Foreclosures-** The Board approved foreclosures as outlined below:
  - i. Ms. Thomas made a motion, seconded by Ms. Brack, to approve foreclosure action on 20933 E. 44<sup>th</sup> Ave. Motion passed unanimously.
  - ii. Mr. McGinty made a motion, seconded by Ms. Guzman, to approve foreclosure action on 4445 Genoa St. Motion passed unanimously.
  - iii. Mr. McGinty made a motion, seconded by Mr. Moyers, to approve foreclosure action on 20756 E. 39<sup>th</sup> Ave. Motion passed unanimously.
  - iv. Mr. McGinty made a motion, seconded by Ms. Thomas, to approve foreclosure action on 4510 Gibraltar St. Motion passed unanimously.

**k. Farmer's Market-** Planning meeting scheduled for April 25, 2016.

**l. District Delegate Resolution-** The Board reviewed a resolution clarifying that with the exception of sub associations, Delegates do not have to reside in the District they are representing. Mr. McGinty made a motion to approve, seconded by Ms. Brack. Motion passed with five in favor and Mr. Moyers abstaining.

**m. Enforcement Policy-** The Board reviewed an update to the Enforcement policy allowing for friendly letters to be sent instead of violations for two months after a new homeowner closes on a home. Ms. Thomas made a motion, seconded by Mr. McGinty, to approve the updated Enforcement policy. Motion passed unanimously.

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

**G. EXECUTIVE SESSION-** The Board went into Executive Session at 7:40pm to discuss legal advice. Executive session ended at 8:15pm.

**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 8:15pm.