

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES GREEN VALLY RANCH METROPOLITAN DISTRICT August 28, 2013

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, August 28, 2013 at the Green Valley Ranch Metropolitan District office, located at 18650 E. 45<sup>th</sup> Ave. Board President Jim Tanner called the meeting to order at 6:02 p.m. A quorum was established with the following Board Members in attendance: Jim Tanner- President, Paula McClain- Vice-President, Mariann Toomey – Secretary/Treasurer, Richard Darby- Board Member, Matt Stallman- Board Member. Toni Palmer – Board Member, Sarah Neubauer – Board Member.

**District Delegates Present:** Fred Hales, Reuben Espinosa, Fenna Tanner, Yvette Anderson, John Foote, Toni Palmer

**District Delegates not present:** Jennifer Zerra, John Smith

**Homeowners and Residents Present:** Bill Hollenbach, Mike George, Shokoffeh Farahani, Jaimie Stone, Joshua Hampal, Jose Amaya, Richard Gavito, Laura Caron

**Others Present:** Peggy Ripko – HOA Supervisor

Mr. Tanner welcomed those in attendance.

### **AGENDA APPROVAL** –

A motion was made and seconded to approve the agenda. Motion passed unanimously.

### **II. PUBLIC COMMENT** –

- A. Police Report-** Officer Thomas was present and gave updated information regarding police staffing and crime statistics for the area. The department is putting door hangers on houses who have left their garage door open, as a crime prevention technique.
- B. Homeowners to address the Board** –
- Azad Amin- Mr. Amin expressed concern regarding violation he received.
- C. General Correspondence** – The Board reviewed letters from two homeowners.

### **III. DISTRICT DELEGATE REPORTS-**

- A. District 16-** Ms. Palmer reported that the District 16 block party was a success, with over 80 homeowners in attendance.

- IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – Ms. McClain and Mr. Darby are members of the Architectural Review Committee and will not be voting on any matters relating to the ARC. Ms. McLain and Ms. Toomey are members of the Residential Paint Committee and will not be voting on any matters relating to the Residential Paint Committee.

### **V. BOARD MEETING MINUTES APPROVAL** –

The minutes from the July 24, 2013 Board meeting were reviewed. There was one correction. Ms. Toomey made a motion, seconded by Ms. McClain, to approve as amended. Motion passed unanimously.

**VI. FINANCIAL REVIEW**

- A. The July 2013 Financial statements were reviewed by the Board. Ms. Toomey made a motion, seconded by Mr. Darby, to approve the financials as presented. Motion passed unanimously.
- B. The July 2013 Accounts Payables were reviewed by the Board. Ms. Neubauer made a motion, seconded by Ms. Toomey, to approve the accounts payable as presented. Motion passed unanimously.

**VII. HOA SUPERVISOR’S REPORT**

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

**VIII. ASSOCIATION BUSINESS**

- A. **August Hearing Decisions-** The Board reviewed the August hearing recommendations. A motion was made and seconded to approve as presented. Motion passed unanimously.
- B. **Hearing/Fine Process for Noise Complaints-** The Board agreed that noise is an issue that should be referred to the City of Denver. This was to be addressed in the Green Book review as stated below.
- C. **Fine Waiving Policy-** The Board reviewed the policy regarding waiving fines. Mr. Darby made a motion, seconded by Ms. Neubauer, to approve the policy as amended by the Board. Motion passed with six in favor and Ms. Palmer opposed.
- D. **Enforcement Policy-** The Board reviewed the revised Enforcement policy. Ms. Toomey made a motion, seconded by Ms. Neubauer, to approve the policy as amended by the Board. Motion passed unanimously.
- E. **Green Book Revisions-** The Board reviewed the revisions to the Residential Improvement Guidelines and Site Restrictions, aka Green Book, that were recommended by the Green Book Committee. There were several changes recommended by the Board. Ms. McClain made a motion, seconded by Ms. Neubauer, to approve the Green Book as revised. Motion passed unanimously.
- F. **Green Book Printing-** The HOA Supervisor presented a bid to bring the Green Book, and requested that the Board send out letters letting homeowners know about the revised Green Book, rather than mailing copies to all 4,600 homes. The Green Book would be mailed upon request. The Board approved this. Ms. McClain made a motion, seconded by Ms. Palmer, to approve the bid from Cottrell Printing to print 4,000 copies of the Green Book for a total cost of \$3,919, pending information regarding printing the Green Book in Spanish. Motion passed unanimously.

**IX. HOMEOWNER REQUESTS-** Ms. McClain made a motion, seconded by Ms. Toomey, to approve the recommendations as listed below unless otherwise noted. Motion passed unanimously.

	Request	Address	Name	Violation	Notes	Recommendation
1	From July Meeting	18920CHAFF, 19394-41P, 4142FUNDS, 4590CATHC	Hernandez	3.54E, 3.96, 3.62	HO would like more time to correct the violations.	Received \$584 and HO will pay off balance in two months. Review extension requests then.

2	From July Meeting	20744MITCP	Kauffman	3.37, 3.62	HO would like six-months to paint and repair the fence. ARC form & \$22 lien fee by August meeting. Six months from date of approval to do work. Fine waived if corrected.	ARC form & lien fee received. Six-months to do the work and remainder of lien fee and fine waived when complete.
3	From July Meeting	20880-45A	Carrizosa	3.62	ARC by August meeting; one year from date of approval to paint.	No ARC form received as of 8/21.
4	From July Meeting	20943-44A	Dowdell	3.62	HO wanted more time to submit ARC form. ARC by August meeting.	ARC received.
5	From July Meeting	4123JEBES	Quach	3.62	HO would like the ARC fee (not yet assessed) to be waived as he did not understand he needed approval and thought he was doing what we expected him to do.	Waive all but \$50.
6	From July Meeting	4435GENOS	Smith	3.62, 3.54E	HO would like more time. \$22 lien fee by August meeting; extension to July 2014 if received.	Lien fee received. Extension to July 2014.
7	From July Meeting	4440DUNKW	Heguy	3.62	Extension to August Board meeting	Waive if corrected. Cured. Waive fine.
8	From July Meeting	4547BISCS	Coghill	3.1	HO would like ARC fee waived. ARC has approved the color. Table to July meeting per Board.	Waive all but \$50.
9	Appeal	18650-41A	Farahani	3.54E	HO says they did not get the notices.	Cured. Waive fine.
10	Appeal	18653-42P	Mode	3.49	HO has been trying and cannot get the stain out.	Not cured; send sheet with suggested cures.
11	Appeal	18659-45P	Montano	3.54E	HO has addressed the issue.	Cured; waive fine.
12	Appeal	18685-40P	Toback	3.54E	HO says the weeds are on his neighbor's property.	Cured; waive fine.
13	Appeal	18911CHAFF	Carter	3.96, 3.54, 3.62	HO says they were out of the country, and have a contract to paint the house.	\$132 of lien fees by September meeting. Review in September
14	Appeal	19247-39A	Bustillos	3.54E	Weeds have been removed.	Cured; waive fine.
15	Appeal	19280-45A	Schnuelle	3.96, 3.99,	HO says the violations have been corrected.	Cured, waive all but \$44 lien fees.
16	Appeal	19377-40A	Hollenbach	n/a	ARC had a two/two vote on this, so the Board needs to make a decision.	Ms. Neubauer made a motion, seconded by Ms. Palmer to approve. Motion passed with Three in favor, Mr. Tanner and Ms. Toomey opposed, and Mr. Darby and Ms. McClain abstaining.
17	Appeal	19391SCOTP	Bhatt	3.62	HO does not think he needs to paint his house.	The house needs to be painted.
18	Appeal	19553-42A	Michael	3.98	HO would like more time.	Extension to January 1, 2014. Waive if corrected.
19	Appeal	19995MITCC	Martinez	3.1	HO would like a variance for a shed; already disapproved by the ARC.	Shed disapproved.
20	Appeal	19591-39A	Howlett	3.54E	HO is having issues with Section 8 and Denver Housing.	Fines stands.
21	Appeal	19827-47P	Kouremetis	3.54E	HO states the issue is resolved.	Not cured; fine stands.
22	Appeal	20085MITCC	Madden	3.62	HO would like more time to paint, and the fine to be waived.	Extension to October 1, 2013. Waive if corrected.
23	Appeal	20142-40	Lopez	3.54E	HO states the issue has been	Cured; waive fine.

					corrected.	
24	Appeal	20740SCOTC	Moore	3.62	HO states the mailing address for the management company was wrong. She has proof that letters were sent to the management company in 2009, but the address was not updated in our system at that time. However, the letters were received by the owner.	Past due by September meeting. Consider appeal if received.
25	Appeal	20902-40P	Hetherington	3.15	HO says basketball hoop has been removed.	Cured; waive fine and all but \$22 of lien fees.
26	Appeal	20902-43A	Aragon	3.96, 3.80	HO has paid assessment and lien fees. Would like fines waived.	Cured; waive fine.
27	Appeal	21073-45A	Hanel	3.54E	HO states the issue has been corrected.	Not cured; fine stands.
28	Appeal	21248-41A	Estrada	3.54E	HO states the issue has been corrected.	Extension to September meeting.
29	Appeal	21527-43P	Kremer	3.54E	HO states the issue has been corrected.	Not cured; fine stands.
30	Appeal	4074JERIS	Pena	3.54E	HO states the issue has been corrected.	Not cured; fine stands.
31	Appeal	4084JERIS	Ochoa	3.54E	HO states that it is impossible to keep the yard weed free due to the neighbor's weeds.	Not cured; fine stands.
32	Appeal	4094MALTS	American Homes for Rent	3.54E	PM says the yard was re-done prior to the violation. Note: There are weeds in the pics they sent to show there are no weeds.	Not cured; fine stands.
33	Appeal	4096ORLEC	Casarez	3.54, 362	HO says the issues will be resolved.	ARC for paint and past due balance by September meeting. If received, remaining to be waived once corrected.
34	Appeal	4179IRELS	Miranda	3.54E, 3.62	HO would like more time.	ARC form by September meeting. Extension to May 1, 2014 for landscaping and one year from date of approval for paint if received.
35	Appeal	4340DANUW	Williams	3.62	HO thought she had more time to submit ARC. ARC form has been approved.	Extension to September 30, 2013. Waive if cured.
36	Appeal	4371CEYLS	Jackson	3.96	HO has a letter that he says proves his trash enclosure is approved. The letter he provided states the rules were mailed to him. The violation is not for this, but for the trash can being out. HO says the enclosure is broken and he cannot move it back behind the fence.	Fine stands.
37	Appeal	4380LISBC	Hudson	3.54E	Violation has been corrected.	Cured. Waive fine.
38	Appeal	4391IRELS	Dodson	3.54E	HO sent a letter to the Board, asking them to re-consider how enforcement is done. He lives next to one of the Palesz houses. He is frustrated that the house is not getting better. I have, at his written request, sent him all of the letters we have sent the Palaesz's, as well as info regarding the covenant enforcement lawsuits so he knows the action we are taking.	The Board will continue weed enforcement as it has been.
39	Appeal	4400ARGOS	Gavito	3.1	HO is appealing an ARC decision regarding a trellis.	Ms. Palmer made a motion, seconded by Ms. Toomey, to

						approve pending neighbor approval, due at the September meeting. Motion passed unanimously.
40	Appeal	4435GENOS	Smith	3.54E	HO says violation has been corrected.	Not cured; fine stands.
41	Appeal	4460ARGOS	Nipple	3.54E	HO states that she didn't receive the letters. I e-mailed them to her.	Not cured; fine stands.
42	Appeal	4620ARGOS	Hughes	3.62	HO says the painting has been completed.	Corrected; waive all but \$22 lien fee.
43	Appeal	4755ANDES	Aguilera	3.96	HO says the violation has been corrected.	Cured; waive fine.
44	Appeal	4596GIBRS	Thomas	3.62	HO would like until September to paint.	\$44 lien fee by September. Extension to September 30, 2013 to paint if received.
45	Extension	19455-40A	Owens	3.62	HO would like more time.	Extension to April 30, 2014
46	Extension	19544-39A	Hamilton	3.62	Residential Paint Committee extension request.	Extension to paint color approval.
47	Extension	19596-40P	Lyles	3.62	HO would like more time.	Extension to July 1, 2014
48	Extension	20104-41A	Moody	3.62	Residential Paint Committee extension request.	Extension to paint color approval.
49	Extension	20323-44A	Harris	3.57	HO would like more time.	Extension to October 1, 2013.
50	Extension	20932-44A	Amaya	3.62	HO would like more time.	Extension to September Board meeting
51	Extension	21053-40P	Kindred	3.54E	HO would like more time.	Extension to September Board meeting
52	Extension	21390-40A	Holland	3.54E		Extension to April 30, 2014
53	Extension	4137ORLEC	Esparza	3.62	HO has had one extension; would like a couple of months more as he is painting himself.	Extension to October 31, 2013
54	Extension	4138HALIS	Moore	3.62	Residential Paint Committee extension request.	Extension to paint color approval.
55	Extension	4145ANDES	Skinner	3.37	HO does not want to continue to replace slats as kids in the area are doing it.	Send letter with information re: DPD so the homeowner can get help with the issue.
56	Extension	4151ODESS	Collier	3.62	Residential Paint Committee extension request.	Extension to paint color approval.
57	Extension	4245MALAS	Vasquez	3.62	Residential Paint Committee extension request.	Extension to paint color approval.
58	Extension	4307CEYLC	Tetteh	3.62	HO would like more time.	ARC by September Board Meeting
59	Extension	4328ANDEW	Sheppard	3.57	HO would like more time.	Past due balance by September meeting. Extension granted if received.
60	Extension	4328KIRKC	Perez	3.62	Residential Paint Committee extension request.	Extension to paint color approval.
61	Extension	4329LIVEC	Munguia	3.62	HO would like more time.	Extension to February 28, 2014
62	Extension	4370DANUW	Hershberger	3.62	HO would like more time.	Extension to June 1, 2014
63	Extension	4400ARGOS	Gavito	3.62	Residential Paint Committee extension request.	Extension to paint color approval.
64	Extension	4530CATHC	Weyand	3.98	HO would like more time.	Extension to September 15, 2013
65	Extension	4550GENOS	Horton	3.62	Residential Paint Committee extension request.	Extension to paint color approval.
66	Extension	4591CEYLS	Whatley	3.62	HO would like more time.	Extension to September 30, 2013
67	Extension	4705IRANS	Palmer	3.57	HO would like more time.	Extension to October 1, 2013

- 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 9:27 pm.

*Signature on File*

Mariann Toomey, Secretary