

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLEY RANCH METROPOLITAN DISTRICT August 26, 2015

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, August 26, 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 6:02 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, John Foote, Stephanie Brack, Melissa Guzman, Steve McGinty

District Delegates Present: Yvette Anderson, Rose Thomas, Fred Hales, John Foote, Fenna Tanner, Stephanie Brack

District Delegates Not Present with Excused Absences: Sarah Neubauer, Toni Palmer, Reuben Espinosa

Homeowners, Residents and Property Managers Present: Tajuana Nelson, John Aragon, Eric Gravenson, Jim Tanner, James Collins

Others Present: Peggy Ripko – HOA Supervisor

II. PUBLIC COMMENT –

- A. Police Report-** Crime statistics for the area were reported.
- B. Homeowners to address the Board-** None

III. DISTRICT DELEGATE REPORTS

- A. District 5-** Yvette Anderson gave an overview of the Block Party that she sponsored for her District. She stated the turnout was smaller than she had hoped. All leftover food was donated to the Denver Rescue Mission. The Board commended her for her work and efforts on this event. The Board asked Ms. Anderson to provide information regarding the event that would help other delegates do similar events in the future.

IV. GUEST SPEAKER

Magen Elenz from Councilwoman Gilmore's office attended, and invited GVR residents to office hours the Councilwoman will be having the 2nd Saturday of every month from 10am-noon. These will occur at the GVR Library.

- V. 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.

VI. BOARD MEETING MINUTES APPROVAL –

The minutes from the July 22, 2015 Board meeting were reviewed. Ms. Guzman made a motion, seconded by Ms. Brack, to approve as presented. Motion passed unanimously.

VII. FINANCIAL REVIEW

- A.** The accounts payable were reviewed. Mr. McGinty made a motion, seconded by Ms. Thomas, to approve the accounts payable as presented. Motion passed unanimously.
- B.** The financials were reviewed. Mr. Foote made a motion, seconded by Mr. McGinty, 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.

VIII. HOA SUPERVISOR'S REPORT

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

IX. ASSOCIATION BUSINESS

- A. August Hearing Decisions-** Due to abstentions, the vote will be taken via e-mail.
- B. Write Offs-** The Board reviewed the write offs. Ms. Thomas made a motion, seconded by Ms. Guzman, to approve. Motion passed unanimously.
- C. Homeowner Request-** Ms. Thomas made a motion, seconded by Mr. Foote, to appoint Rachael Asher to the Architectural Review Committee and the Hearing Committee. Motion passed unanimously.
- D. Collection Agency Information-** The HOA Supervisor provided information regarding fees if the Association were to submit past due balances to a collection agency. Tabled pending collection review with the attorney.
- E. Public Relations/Communication Committee-** Ms. Thomas asked for Board member volunteers to be on a proposed joint committee with the GVR Metro District Board. Ms. Guzman, Ms. McGinty and Ms. Thomas will represent the Association.

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

XI. 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 7:18 pm.