

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES GREEN VALLEY RANCH METROPOLITAN DISTRICT August 15, 2016

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Monday, August 15, 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: Bryant Everson, Melissa Guzman, Steve McGinty, Rose Thomas and Andy Sparling. David Moyers attended via phone.

**Homeowners, Residents and Property Managers Present:** Jim Tanner, Mike George, Eric Gravenson, Mariann Toomey, Fred Hales, Fenna Tanner, Stephanie Brack, Reuben Espinosa, Debbie Tom, Alana & Justin Willis, Robert & Catherin Deberry, Catrice Thomas

**Others Present:** Peggy Ripko – HOA Supervisor and Magen Elenz- District 11 City Council

**II. PUBLIC COMMENT –**

- A. Police Report-** The police representative stated there is a mediation service available through the City of Denver. This is a free service to homeowners.
- B. Denver City County Report-** A representative from Councilperson Stacie Gilmore’s office gave an update.
- C. Homeowners to address the Board-** None
- D. Citizen’s Advisory Board Report-** None

**III. DISTRICT DELEGATE REPORTS**

- A. District 21-** Ms. Brack gave an update regarding the landscaping and gates in the Mitchell Place community.

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

**V. BOARD MEETING MINUTES APPROVAL –**

The minutes from the July 18, 2016 Board meeting were reviewed. Mr. Everson made a motion, seconded by Ms. Guzman, to approve as presented. Motion passed unanimously.

**VI. FINANCIAL REVIEW**

- A. Accounts Payable-** The accounts payable were reviewed. Ms. Guzman made a motion, seconded by Mr. McGinty, to approve the accounts payable as presented. Motion passed unanimously.
- B. Financials-** The financials were reviewed. Ms. Guzman made a motion, seconded by Mr. McGinty, to approve the financials as presented. Motion passed unanimously.
- C. Write Offs-** The Board reviewed the write offs, which total \$18,647.93. Mr. McGinty made a motion, seconded by Mr. Sparling, to approve as presented. Motion passed unanimously.

**D. HOA SUPERVISOR’S REPORT**

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

Action Taken: Mr. Moyers made a motion, seconded by Ms. Thomas, to clarify that Mr. Sparling will be serving the Board term that expires at the Annual Meeting in 2017. Motion passed unanimously.

## **E. ASSOCIATION BUSINESS**

- a. August Hearing Decisions-** The Board reviewed the Hearing Committee recommendations for the August hearing. Ms. Guzman made a motion, seconded by Mr. McGinty, to approve the recommendations as presented. Motion passed unanimously.
- b. August Covenant Enforcement Recommendations-** The Board reviewed recommendations for one house to be turned over to the attorney for a covenant enforcement lawsuit. Ms. Thomas made a motion, seconded by Mr. McGinty, to approve turning 1 account over to the attorney. Motion passed unanimously.
- c. August Collections Recommendations-** No accounts were turned over. The Board asked the HOA Supervisor to devise a tracking system so that only homes with cured violations are turned over to the attorney.
- d. Farmers Market-** The market is going well. They are averaging 15-20 vendors each week, with 200+ people in attendance. It will continue through the end of September.
- e. Meeting Overview on Website-** The Board discussed what information should be put on the Association's website after each meeting. Tabled
- f. District 1 Reconvened Meeting-** William Thomas was elected as the District Delegate for District 1, with 30 homes being represented.
- g. Green Book Committee-** Mr. Everson made a motion, seconded by Mr. Sparling, to appoint the following individuals to the Green Book Committee. Motion passed with three in favor and Ms. Thomas, Ms. Guzman and Mr. McGinty abstaining. The Committee will convene after the September Board meeting to allow more homeowner to join.
  - i. Green Book Committee Members:** Eric Gravenson, Jim Tanner, Rose Thomas, Melissa Guzman, Steve McGinty, Debbie Tom
- h. Foreclosure Recommendations**
  - i. 19478 E. 40<sup>th</sup> Pl-** Ms. Thomas made a motion, seconded by Ms. Guzman, to move forward with foreclosure. Motion passed unanimously.
  - ii. 4228 Iran St-** As the homeowner is appealing, the foreclosure was not approved.
  - iii. 21156 E. 43<sup>rd</sup> Ave-** Mr. McGinty made a motion, seconded by Mr. Moyers, to move forward with foreclosure. Motion passed unanimously.
  - iv. 3980 Odessa St-** Ms. Thomas made a motion, seconded by Mr. McGinty, to move forward with foreclosure. Motion passed unanimously.
  - v. 21267 E. 44<sup>th</sup> Ave-** The foreclosure was not approved as the homeowner owes more than the property is worth.
  - vi. 4335 Andes St-** Ms. Thomas made a motion, seconded by Mr. Everson, to move forward with foreclosure. Motion passed unanimously.
- i. September Meetings-** Several meeting dates in September were changed due to conflicts.
  - i.** The September meeting has been rescheduled for September 28, 2016.
  - ii.** The September Hearing Committee has been rescheduled for September 13, 2016.
  - iii.** The September 22 ARC meeting will be canceled. The forms will be signed on September 27, 2016 by the committee.
- j. Policy Review-** The Board will be reviewing the Association's polices.
- k. Website Update-** Tabled to the October meeting.
- l. Committee Spending-** Committee spending has been put on hold pending the policy review.
- m. ARC Member-** Ms. Thomas made a motion, seconded by Mr. McGinty, to appoint Neil O'Toole to the ARC. Motion passed unanimously.

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

**G. 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 7:55pm.