

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH METROPOLITAN DISTRICT December 9, 2013

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Monday, December 9, 2013 at the Green Valley Ranch Metropolitan District office, located at 18650 E. 45th Ave. Board President Jim Tanner called the meeting to order at 6:00 p.m. A quorum was established with the following Board Members in attendance: Jim Tanner- President, Paula McClain- Vice-President, Mariann Toomey – Secretary/Treasurer, Toni Palmer- Board Member, Jennifer Zerra- Board Member, John Foote- Board Member. Sarah Neubauer – Board Member.

District Delegates Present: Sarah Neubauer, John Foote, Fenna Tanner, Toni Palmer, Jennifer Zerra, Glenda O’Bryant

District Delegates not present: John Smith, Yvette Anderson, , Fred Hales, Stephanie Brack, Reuben Espinosa

Homeowners and Residents Present: Eric Gravenson, Robert Parsons, Gina Moore

Others Present: Peggy Ripko – HOA Supervisor, Micaela Duffy- GVR Metro District Manager

Mr. Tanner welcomed those in attendance.

AGENDA APPROVAL –

There were two changes. A motion was made and seconded to approve the agenda as amended. Motion passed unanimously.

II. PUBLIC COMMENT –

- A. Police Report-** A report was given regarding updated statistics for the area.
- B. Homeowners to address the Board** – None
- C. General Correspondence** – None.

III. DISTRICT DELEGATE REPORTS-

- A.** None

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

V. BOARD MEETING MINUTES APPROVAL –

The minutes from the October 23, 2013 Board meeting were reviewed. Ms. Neubauer made a motion, seconded by Ms. Toomey, to approve as presented. Motion passed unanimously.

VI. FINANCIAL REVIEW

- A.** The October 2013 Financial statements were reviewed by the Board. Ms. Palmer made a motion, seconded by Mr. Foote, to approve the financials as presented. Motion passed unanimously.
- B.** The October 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.

Action Taken:

1. The Reconvened Annual Meeting for District 20 was held, and Glenda O'Bryant was elected as District Delegate.

VIII. ASSOCIATION BUSINESS

- A. HOA Agreement Renewal-** Ms. Toomey made a motion, seconded by Mr. Foote, to approve the renewal of the First Amendment to Agreement for Covenant Enforcement and Design Review Services between the GVR Metro District and the Master Homeowners Association for Green Valley Ranch. Motion passed unanimously.
- B. Volunteer Recognition-** Ms. Duffy stated that several Board members had asked that an Association volunteer be recognized at the Volunteer Recognition Dinner. After discussion, Eric Gravenson was selected as the recipient of that recognition.
- C. November Hearing Decisions-** The Board reviewed the November hearing recommendations. A motion was made and seconded to approve as presented. Motion passed with five in favor and Mr. Foote and Ms. Zerra abstaining.
- D. Covenant Enforcement Recommendations-** The Board reviewed recommendations from the HOA Supervisor to refer eleven (11) homes to the attorney for covenant enforcement lawsuits. Mr. Foote made a motion, seconded by Ms. Toomey, to approve the recommendations. Motion passed unanimously.
- E. Drought-** The Board discussed what would happen if Denver Water lifts the drought for the 2014 landscape season. Ms. McClain made a motion, seconded by Ms. Toomey, to give homeowners until July 1, 2014 to make significant improvement and to September 30, 2014 to correct any outstanding landscape violations.
- F. Tree Blocking Stop Sign-** The Board discussed if the Association should send violations if trees are blocking stop signs. The HOA Supervisor will contact the city regarding this.
- G. Homeowner Appointment to ARC and Hearing Committee-** Ms. McClain made a motion, seconded by Mr. Foote, to appoint Langston Jacobs to the ARC and Hearing Committees. Motion passed with six in favor and Ms. McClain abstaining.
- H. Detention Pond Turnover-** Tabled pending an update from the City of Denver.

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

X. Executive Session- The Board went into Executive Session at 8:26pm to discuss legal concerns and advice from attorneys. The Board emerged from Executive Session at 8:49pm.

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 8:50 pm.