

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLEY RANCH METROPOLITAN DISTRICT December 2, 2015

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, December 2, 2015 at the GVR Metro District offices, located at 18650 E. 45th Ave. The meeting was called to order at 6:05pm. A quorum was established with the following Board Members in attendance: Rose Thomas, Stephanie Brack, Melissa Guzman, David Neubauer, and Steve McGinty.

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

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

Homeowners, Residents and Property Managers Present: David Bauer, Veronica Amaya, Rachel Asher, Lawrence Ott, Fronzo Gilkey, Eric Gravenson, Ron McGehee, Byron Benjamin, Mariann Toomey, Denver Councilwoman Stacie Gilmore, Julian Gomez, Jim Tanner

Others Present: Peggy Ripko – HOA Supervisor

II. OFFICER ELECTIONS

President- Ms. Brack made a motion, seconded by Mr. McGinty, to elect Rose Thomas Board President. Motion passed unanimously.

Vice-President- Ms. Thomas made a motion, seconded by Mr. McGinty, to elect Stephanie Brack Board Vice-President. Motion passed unanimously.

Secretary/Treasurer- Mr. Neubauer made a motion, seconded by Mr. McGinty, to elect Melissa Guzman Secretary/Treasurer. Motion passed unanimously.

III. PUBLIC COMMENT –

A. Police Report- The police gave an update on the statistics in the area.

B. Denver City County Report- Councilperson Stacie Gilmore gave an update from her office.

C. Homeowners to address the Board-

- **Mr. Ott-** Mr. Ott expressed concern regarding a fence between his house and his neighbors. The Board asked him to submit a request in writing for the next Board meeting.

IV. DISTRICT DELEGATE REPORTS- None

V. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES –None

VI. BOARD MEETING MINUTES APPROVAL –

1. The minutes from the October 28, 2015 Board meeting were reviewed. Ms. Brack made a motion, seconded by Mr. McGinty, to approve as presented. Motion passed unanimously.
2. The minutes from the November 17, 2015 Board meeting were reviewed. Ms. Thomas made a motion, seconded by Mr. Neubauer, to approve as presented. Motion passed unanimously.

VII. FINANCIAL REVIEW

- A. The accounts payable were reviewed. Mr. McGinty made a motion, seconded by Ms. Brack, to approve the accounts payable as presented. Motion passed unanimously.
- B. The financials were reviewed. Ms. Thomas made a motion, seconded by Ms. Brack, to approve the financials as presented. Motion passed unanimously.
- C. Write Offs- The Board reviewed the write offs. Mr. Neubauer made a motion, seconded by Ms. Brack, to approve as presented. Motion passed unanimously.
- D. 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. **2014 Audit-** Association auditor Kent Beichle was in attendance to present the 2014 Audit. Ms. Thomas made a motion, seconded by Ms. Brack, to approve the draft budget. Motion passed unanimously.
- B. **November Hearing Decisions-** The Board reviewed the Hearing Committee recommendations for the October hearing. Ms. Thomas made a motion, seconded by Ms. Brack, to approve the recommendations as presented. Motion passed unanimously.
- C. **Reconvened Annual Meeting**
 - 1) **District 1-** Quorum was not established.
 - 2) **District 2-** Quorum was established with 33 of the 301 homes being represented by proxy. Fronzo Gilkey was elected as the District Delegate for District 2.
 - 3) **District 3-** Quorum was not established.
 - 4) **District 4-** Quorum was established with 12 of the 114 homes being represented by proxy. Mariann Toomey was elected as the District Delegate for District 4.
 - 5) **District 8-** Quorum was not established.
 - 6) **District 17-** Quorum was not established.
 - 7) **District 19-** Quorum was not established.
 - 8) **District 25-** Quorum was not established.
- D. **2016 Budget-** Ms. Brack made a motion seconded by Ms. Thomas, to approve the 2016 budget as presented. Motion passed unanimously.
- E. **Event Budget & Expense Policy-** Mr. Neubauer made a motion, seconded by Ms. Brack, to approve the policy as presented. Motion passed unanimously.
- F. **Trailer Policy-** The Board reviewed a request from a homeowner to revise the trailer policy. The Board referred this to the Green Book Committee the next time it is reconvened.
- G. **Foreclosure-** Mr. McGinty made a motion, seconded by Ms. Thomas, to authorize the Association's attorney to move forward on foreclosure proceedings for property address 4538 Ensenada St. Motion passed unanimously.
- H. **Meeting Day-** The Board agreed to move the meeting day from the 4th Wednesday of the month to the 3rd Monday of the month.
- I. **2016 Legal Fee Agreement-** Tabled

- J. New Homeowner Meeting-** The Board reviewed a proposal from HOA Inspector Candice Kinchelow to sponsor meetings to educate new homeowners about the Association. The Board agreed this would be a good idea. A more detailed proposal will be provided at the next meeting.
 - K. Community Event-** Referred to the Social Committee.
 - L. 2016 Calendar-** The Board reviewed the proposed calendar for 2016.
- X. HOMEOWNER REQUESTS-** The Board reviewed requests from homeowners regarding appeals and extensions. Ms. Brack made a motion, seconded by Ms. Guzman, 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 7:50 pm.