

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH METROPOLITAN DISTRICT February 27, 2013

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, February 27, 2013 at the Green Valley Ranch Metropolitan District office, located at 18650 E. 45th Ave. Board Vice-President Paula McClain called the meeting to order at 6:04 p.m. A quorum was established with the following Board Members in attendance: Paula McClain -Vice-President, Mariann Toomey – Secretary/Treasurer, Matt Stallman - Director, Ardith Duke – Director. Board member Toni Palmer arrived at 6:10pm and Board President Jim Tanner arrived at 6:15pm.

Board members absent with approval – Richard Darby

District Delegates Present: Toni Palmer, John Foote, Reuben Espinosa, Jen Zerra, Yvette Anderson

District Delegates not present: Roger Rohrer, J’Amy McClellan, John Smith, Amy Ittikraichareon, Fred Hales, Fenna Tanner

Homeowners and Residents Present: Emmett Collins, Eric Gravenson

Others Present: Peggy Ripko – HOA Supervisor, Commander Less Perry- DPD, Officer Brandi Thomas- DPD.

Ms. McClain 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-** Commander Perry discussed the crime prevention sign that had been placed on GVR Blvd. The sign was removed but Commander Perry wanted feedback from homeowners regarding the wording for future signs.
- B. Homeowners to address the Board** - None
- C. General Correspondence** – None

III. DISTRICT DELEGATE REPORTS

- A. John Foote, District 12-** Mr. Foote asked that the Board consider joining Facebook and/or Next Door as a communication method to the homeowners in the community. Yvette Anderson, District 5 Delegate, also stated this would be a good idea.

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

V. BOARD MEETING MINUTES APPROVAL –

The minutes from the February 27, 2013 Board meeting were reviewed. Ms. Toomey made a motion, seconded by Ms. McClain, to approve as presented. Motion passed unanimously.

VI. FINANCIAL REVIEW

- A. The December 2012 Final Financial statements were reviewed by the Board. Ms. McClain made a motion, seconded by Ms. Toomey, to approve the financials as presented. Motion passed unanimously.
- B. The January 2013 Final Financial statements were reviewed by the Board. Ms. Toomey made a motion, seconded by Mr. Stallman, to approve the financials as presented. Motion passed unanimously.
- C. The January 2013 Accounts Payables were reviewed by the Board. Ms. Toomey made a motion, seconded by Ms. Duke, 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: Ms. McClain made a motion, seconded by Ms. Toomey to appoint Deanna Foote to the Social Committee. Motion passed unanimously.

VIII. ASSOCIATION BUSINESS

- A. **February Hearing Decisions-** The Board reviewed the December hearing recommendations. A motion was made and seconded to approve as presented. Motion passed unanimously.
- B. **2013 Landscape Enforcement-** The Board is waiting to know what the Denver Water watering restrictions are going to be before final decisions are made regarding enforcement in 2013.
- C. **Board Contact Information-** The Board discussed what contact information is required to be given to homeowners. Per state law, the name and e-mail address of Board members must be disclosed. Mr. Tanner stated that Board members can get an e-mail address through the GVR Metro District if they would prefer to not use their personal e-mail.
- D. **Revised Enforcement Policy-** Tabled until the March meeting.
- E. **Returned Hearing Notices-** The HOA Supervisor stated that there have been some hearing notices returned, and that the Association’s attorney had recommended removing fines on accounts where the notices have been returned. The Board asked the HOA Supervisor to get more information and report back at the March meeting.
- F. **Double-Sided Copies-** The Board discussed what parts of the packet could be double sided. This will start at the March meeting.

IX. HOMEOWNER REQUESTS

The Board reviewed requests from homeowners. Item 39 was approved as listed below. Ms. McClain made a motion, seconded by Ms. Toomey, to approve the remaining requests as listed below. Motion passed unanimously.

	Request	Address	Name	Violation	Notes	Recommendation
1	Appeal	19430-45A	Benford	3.62	Ho would like more time and will be done in six months.	Extension to August 5, 2013. Waive fines and all but \$22 of the lien fee if corrected.

2	Appeal	19859-47D	Tolmich	3.54D, 3.99, 3.54C	HO would like time to correct the yard and oil stains. Would like the assessment lien to be waived; this is money the association actually had to pay so I would not recommend it.	Extension to May 1, 2013 for all. Waive all but \$22 lien fees if correct. Waive \$10 late fee from assessment but collect the remainder.
3	Appeal	20470 Kelly PI	Rodriguez	3.62	HO painted the porch after the fine was assessed.	Violation cured, waive all but \$22.
4	Appeal	20737 Mitchell PI	Jordan	3.1, 3.37	HO installed a new yard without ARC approval. Submitted a form for the yard and to paint the fence. The form was denied as they cannot paint the fence and both things were on the same form. They are making efforts to correct the fence, and the yard looks good.	Waive all but \$22 lien fee if fence ARC form is approved. Review at March meeting.
5	Appeal	20961-45A	Phillipps	3.62	HO didn't know they had six-months to paint. Would like more time and the fine waived.	Extension to July 1, 2013 to paint. Waive if corrected.
6	Appeal	20966-45A	Garcia	3.62	HO didn't know they had six-months to paint. Would like more time and the fine waived.	Extension to June 1, 2013 to paint. Waive all but \$22 if corrected.
7	Appeal	21103-45A	Hunt	3.54C	HO would like more time to get the weeds addressed.	Extension to May 1, 2013 for all. Waive fine if corrected.
8	Appeal	3825 Malta St	Avalos	3.54C, 3.62	HO had surgery and missed the extension.	Extension to May 1, 2013. Waive all but \$44 of lien fees if corrected.
9	Appeal	4092 Orleans St	Ramirez	3.62	House was painted without permission and the ARC denied the form. HO would like the fine to be waived and to keep the color of the house.	The Board agreed with the ARC and the HO is being asked to re-paint the house.
10	Appeal	4130 Halifax	Cordova	3.62	HO would like more time to paint.	ARC form submitted by March meeting. HO has until May 1, 2014 to paint once approved.
11	Appeal	4328 Andes	Lee	3.57, 3.99	HO has to repair a lot of inside damages and will do the outside when they can.	Extension to August 1, 2013. Fines waived once corrected.

12	Appeal	4380 Jericho	Rogers	3.62	Fine not yet assessed. HO didn't know the colors were approved. He would like more time to get the work done.	Extension to June 1, 2013 to do the work. Fine waived if past due balance is paid.
13	Appeal	4393 Flanders	Washington	3.62	HO is going to have it done by April 1.	Extension to April 1, 2013. Fine and all but \$22 lien fee waived if corrected and arrangements made for assessment.
14	Appeal	4565 Genoa St	Hitch	3.62	HO would like more time. ARC form has been approved.	Extension to May 1, 2013. Fine and all but \$22 of the lien fee waived if corrected.
15	Appeal	4610 Argonne St	Garrido	3.62	HO has submitted ARC form and would like a year to do the work.	HO will have one year to paint from date of approval.
16	Appeal	4675 Ceylon Ct	Fields	3.62, 3.98	HO states that he did not receive the letters. Only one has been returned to us.	Extension to March meeting to submit ARC form. Six months to paint once complete. Fines and all but \$44 of lien fees waived once complete.
17	Extension	19322 Chaffee Pl	Jones	3.62	HO needs more time due to legal bills.	Extension to June 1, 2013
18	Extension	19549-39A	Burke	3.62	Would like to do it when it's warmer.	Extension to May 1, 2013
19	Extension	19846-40P	Martinez	3.99	Would like to do it when it's warmer.	Extension to May 1, 2013
20	Extension	19985-40A	Vigil-Armas	3.62	Would like an extra six-months	Extension to July 1, 2013
21	Extension	20303-46A	Orsborn	3.95	Would like longer to move the trailer	Extension to March 15, 2013
22	Extension	20361-40A	Alpha International	3.62	Would like more time to paint.	Extension to July 1, 2013
23	Extension	21159-44A	Newton	3.62	Would like to paint over the next 12-months	Extension to December 1, 2013
24	Extension	3886 Lisbon St	Tovor	3.62	Would like to paint when it's warmer	Extension to August 13, 2013
25	Extension	3894 Malta St	Hernandez	3.62	Would like more time to paint.	Extension to July 30, 2013
26	Extension	3895 Perth St	Miner	3.62	Would like more time to paint.	Extension to August 30, 2013
27	Extension	4071 Netherland St	Alexander	3.62	Would like more time to paint.	Extension to June 30, 2013
28	Extension	4078 Malta St	Dias	3.62	Would like more time to paint.	Extension to August 30, 2013
29	Extension	4107 Netherland St	Valdez	3.62	Would like more time to paint.	Extension to June 1, 2013
30	Extension	4113 Jebel St	Qasemi	3.62	Would like more time to paint.	Extension to June 30, 2013

31	Extension	4137 Orleans Ct	Esparza	3.62	Would like more time to paint.	Extension to July 30, 2013
32	Extension	4310 Malaya St	Jonas	3.62	Would like more time to paint.	Extension to July 1, 2013
33	Extension	4360 Dunkirk Way	Custy	3.99	Would like more time to clear up oil stains	Extension to June 30, 2013
34	Extension	4527 Ensenada St	DeCayette	3.99	Would like the dumpster there a little longer	Extension to February 28, 2013
35	From January Meeting	19271 39 th Pl	Bank of America	3.62	House has been painted without approval. Has submitted an ARC form and is asking not to be assessed the \$250 fee. The \$800 is for paint violations in 2012.	ARC was approved. Waive fines and all but \$44 of the prior fines.
36	Extension	4148 Dunkirk Ct	Amankonah	3.62	Extension to February Board meeting to get ARC submitted.	No ARC form submitted as of 2/27/13.
37	Extension	4316 Ceylon St	Madden	3.62	ARC form submitted by February meeting.	ARC form submitted. Extension to July 30, 2013.
38	Extension	4151 Odessa St	Collier	3.62	ARC submitted by February meeting. Painting to be done by September 30, 2013.	ARC form submitted to be reviewed on March 14. Extension to September 30, 2013 to paint.
39	Appeal	4252 Iran St	Collins	3.1	Board requested information from the HO regarding reasonable accommodations.	Letter submitted. Ms. Toomey made a motion, seconded by Mr. Stallman, to approve the variance. Motion passed unanimously.
40	Misc	19979 Mitchell Cir	Hernandez	n/a	The HO's installed a wall after getting an approval letter from the ARC. The letter was sent in error and the ARC had actually denied the request. The homeowners were sent a letter asking for us to be permitted to take it down at our expense. The homeowners are ok with that if we reimburse them for the expense. I have attached the receipts and contract. Per the attorney, if we do not have permission from the owners we cannot go onto the property.	The Board requested more information from the homeowner.

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 9:01 pm.

Signature on File

Mariann Toomey, Secretary