

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES GREEN VALLEY RANCH METROPOLITAN DISTRICT February 29, 2016

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Monday, February 29, 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: Rose Thomas, Stephanie Brack, Melissa Guzman, Steve McGinty and David Neubauer.

**District Delegates Present:** Mariann Toomey, Fred Hales, Rose Thomas, John Foote, Fenna Tanner, Dean Jones, Stephanie Brack, Reuben Espinosa

**District Delegates Not Present with Excused Absences:** Fronzo Gilkey, Yvette Anderson, Sarah Neubauer, Toni Palmer

**Homeowners, Residents and Property Managers Present:** Colette Williams, Rachel Asher, Ron MgGehee, Eric Gravenson, Brenda Ritenour, George Williams, Melissa Sotelo, Domingo Enrique, Jim Tanner, Larry Ott, Alana Willis, Michael DeSilva, David Moyers, Bryant Everson.

**Others Present:** Peggy Ripko – HOA Supervisor

### II. BOARD APPOINTMENTS

There were two (2) homeowner who had expressed interest in joining the Board. Ms. Thomas made a motion, seconded by Ms. Brack to appoint Bryant Everson to the term that expires at the 2016 District Delegate annual meeting and David Moyers to the term that expires at the 2017 District Delegate annual meeting. Motion passed unanimously.

**Mr. Everson and Mr. Moyers joined the Board at this time.**

### III. PUBLIC COMMENT –

- A. **Police Report-** No report
- B. **Denver City County Report-** A representative from Councilperson Stacie Gilmore gave an update from her office.
- C. **Homeowners to address the Board-** None

### IV. DISTRICT DELEGATE REPORTS-

- A. **District 14-** Ms. Tanner asked that the packets for the delegates be available ahead of time. The HOA Supervisor stated that this could start for the March 2016 meeting.

### V. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES –None

### VI. BOARD MEETING MINUTES APPROVAL –

The minutes from the January 18, 2016 Board meeting were reviewed. There was one correction. Mr. Neubauer made a motion, seconded by Mr. McGinty, to approve as amended. Motion passed with five in favor and Mr. Everson and Mr. Moyers abstaining.

## **VII. FINANCIAL REVIEW**

- A. Accounts Payable-** The January accounts payable were reviewed. Ms. Guzman made a motion, seconded by Ms. Brack, to approve the accounts payable as presented. Motion passed with five in favor and Mr. Everson and Mr. Moyers abstaining. Financials- The November financials were reviewed. Ms. Guzman made a motion, seconded by Mr. Neubauer, to approve the financials as presented. Motion passed unanimously.
- B. December Financials-** The December financials were reviewed. Ms. Guzman made a motion, seconded by Mr. Neubauer, to approve the financials as presented. Motion passed with five in favor and Mr. Everson and Mr. Moyers abstaining.
- C. January Financials-** The January financials were reviewed. Ms. Brack made a motion, seconded by Ms. Guzman, to approve the financials as presented. Motion passed with five in favor and Mr. Everson and Mr. Moyers abstaining.
- D. Write Offs-** The Board reviewed the write offs totaling \$24,100.94. Mr. McGinty made a motion, seconded by Mr. Neubauer, to approve as presented. Motion passed with five in favor and Mr. Everson and Mr. Moyers abstaining.

## **A. HOA SUPERVISOR'S REPORT**

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

## **B. ASSOCIATION BUSINESS**

- a. February Hearing Decisions-** The Board reviewed the Hearing Committee recommendations for the February hearing. Ms. Thomas made a motion, seconded by Ms. Guzman, to approve the recommendations as presented. Motion passed with five in favor and Mr. Everson and Mr. Moyers abstaining.
- b. Reconvened Annual Meeting**
  - i. District 3-** Quorum was established with 22 homes represented by proxy. Eric Gravenson was elected as District Delegate.
  - ii. District 25-** Quorum was established with 17 homes represented by proxy. Rachel Asher was elected as District Delegate.
- c. Bylaw Committee-** As the Association now has delegates representing 50% of the community, the Bylaw Committee will be convened to update the Bylaws of the community. Interested homeowners should contact the HOA Supervisor.
- d. Farmers Market-** Tabled
- e. Audit & Tax Proposal-** Tabled
- f. Committee Appointment Ratification-** Ms. Thomas made a motion, seconded by Ms. Brack to ratify the e-mail vote to appoint Rachel Asher to the Paint Committee.
- g. Excused Absence Policy-** The Board reviewed the policy to clarify the definition of an 'excused absence' as stated in the Association's Bylaws. Ms. Thomas made a motion, seconded by Mr. Neubauer, to approve the policy. Motion passed with six in favor and Mr. Moyers abstaining.
- h. Collection Recommendations-** The Board reviewed recommendations of accounts to turn over the attorney. The accounts were those with a balance of \$1,000 or higher who are not at risk of being turned over to the attorney for a covenant enforcement lawsuit. Motion passed with five in favor and Mr. Everson and Mr. Moyers abstaining.
- i. 2016 Fee Agreement-** The Board reviewed the 2016 fee agreement, which includes a \$185 per month cost for the retainer program and a 20/80 split for the risk share option for collections. Mr.

McGinty made a motion, seconded by Ms. Guzman, to approve the agreement. Motion passed with five in favor and Mr. Everson and Mr. Moyers abstaining.

**j. Paint Violations in Winter-** Tabled

**k. Social Committee-** Ms. Willis from the Social Committee gave an update on the upcoming Egg Hunt.

**C. HOMEOWNER REQUESTS-** The Board reviewed requests from homeowners regarding appeals and extensions. Mr. McGinty made a motion, seconded by Mr. Neubauer, to approve the decisions as discussed. Motion passed unanimously.

**D. EXECUTIVE SESSION-** The Board went into executive session from 8:15pm to 8:32pm to discuss attorney advice.

**E. 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 8:32pm.