

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH METROPOLITAN DISTRICT February 26, 2014

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, February 26, 2014 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, Jennifer Zerra- Board Member, John Foote- Board Member.

Board members Toni Palmer and Sarah Neubauer were not in attendance. Their absences were excused.

District Delegates Present: Yvette Anderson, Jennifer Zerra, Fred Hales, John Foote, Fenna Tanner, Reuben Espinosa

District Delegates not present: John Smith, Sarah Neubauer, Glenda O’Bryant, Stephanie Brack, Johnathan Miles, Toni Palmer

Homeowners, Residents and Property Managers Present: Eric Gravenson, Anthony Trail

Others Present: Peggy Ripko – HOA Supervisor

Mr. Tanner welcomed those in attendance.

AGENDA APPROVAL –

A motion was made and seconded to approve the agenda. Motion passed unanimously.

II. GUEST SPEAKERS-

- A. Omar Oree-** Mr. Oree is from the Lowry Family Center and talked about the Strong Family, Strong Communities Run/Walk, to be followed by a block party.
- B. Michael Sapp-** Mr. Sapp is from the office of Denver Mayor Michael Hancock and came to discuss the Cabinet in the Community scheduled in March.

III. 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.

IV. DISTRICT DELEGATE REPORTS-

- A.** None

- V. 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. Mr. Foote and Ms. Zerra are members of the Hearing Committee and will not be voting on any matters relating to the Hearing Committee.

VI. BOARD MEETING MINUTES APPROVAL –

The minutes from the January 22, 2014 Board meeting were reviewed. There was one correction. Mr. Foote made a motion, seconded by Ms. Toomey, to approve as amended. Motion passed unanimously.

VII. FINANCIAL REVIEW

- A.** The Year End 2013 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 2014 financials were reviewed. Ms. McClain made a motion, seconded by Mr. Foote, to approve the financials as presented. Motion passed unanimously.
- C.** The February 2014 Accounts Payables were reviewed by the Board. Ms. Zerra made a motion, seconded by Ms. Toomey, to approve the accounts payable as presented. Motion passed unanimously.

VIII. HOA SUPERVISOR'S REPORT

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

Action Taken:

- A.** Decision Ratification- Mr. Foote made a motion, seconded by Ms. Toomey, to ratify the decision made via e-mail to authorize the HOA Supervisor to send a letter to homeowners who are appealing, asking for the percentage due to be paid prior to being reviewed by the Board. Motion passed unanimously.
- B.** Foreclosures- The Board agreed that if a house is in foreclosure, legal proceeding against that house for collections will be put on hold.

IX. ASSOCIATION BUSINESS

- A. February Hearing Decisions-** The Board reviewed the February hearing recommendations. A motion was made and seconded to approve as presented. Motion passed with three in favor and Mr. Foote and Ms. Zerra abstaining.
- B. Covenant Enforcement Recommendations-** The Board reviewed recommendations from the HOA Supervisor to refer three (3) homes to the attorney for covenant enforcement lawsuits. One was put on hold pending review of a picture. Ms. McClain made a motion, seconded by Ms. Toomey, to refer the two remaining homes to the attorney for covenant enforcement. Motion passed unanimously.
- C. Committee Recruitment-** Tabled to March.
- D. Snow Removal Recommendation-** The Board reviewed a request by a homeowner to not enforce the snow removal when it is extremely cold. Ms. Toomey made a motion, seconded by Mr. Foote, to keep the snow removal enforcement the same for the safety of the homeowners and residents in Green Valley Ranch. The Board asked the HOA Supervisor to let the homeowner know about Snow Buddies through the City of Denver that can help homeowners with snow removal.
- E. Green Book Update-** The Board reviewed a proposed change to section 3.37 C(2) of the Green Book. There was one addition. Ms. McClain made a motion, seconded by Ms. Toomey, to approve the change as amended.

- F. Enforcement Policy-** The Board discussed the enforcement of the Non-Maintenance violations with regards to the six-month timeline. The Board agreed that each viewing of a Non-Maintenance violation can 're-start' the six-month timeline.
 - G. Deceased Homeowners-** The Board agreed to put a hold on enforcement when we come aware that a homeowner has passed away. The hold will last for 90-days from the date of notification.
 - H. Annual Mailing of Ledgers-** The HOA Supervisor discussed sending ledgers and Reminder letters to homeowners who have a past due balance. The Board agreed that any past due amount of \$10.00 or less can be written off.
 - I. Easter Egg Hunt-** The Board discussed the Easter egg hunt. The HOA Supervisor will be working on signed and will order a banner to advertise the hunt.
 - J. Garage Sale-** The annual garage sale will be June 6 & 7. The banners will be put out, as well as signs. Advertising in the Denver Post and Craig's List will also occur.
 - K. Detention Pond Turnover-** The Metro District has received the letter from the city. Once this is reviewed by the District legal counsel and signed, it will be put on the agenda of the Denver City Council to officially turn it over to the District.
 - L. Recognition Dinner-** Ms. McClain made a motion, seconded by Ms. Toomey, to contribute \$100 towards a gift card and split the price of a recognition dinner for John & Elaine Smith with the GVR Metro District. Motion passed unanimously.
 - M. Board E-mail Addresses-** Ms. McClain discussed a training she attended at HindmanSanchez where it was recommended that Board members have a separate e-mail from their personal one for Board business. The HOA Supervisor stated that this can be easily done through the District e-mail accounts and requested that anyone interested should let her know.
 - N. Electric Car Outlets-** The Board discussed where charging stations for electric cars should be located. The HOA Supervisor will be researching what city code is for these stations.
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- X. 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.
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- 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 9:03 pm.