

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES GREEN VALLY RANCH METROPOLITAN DISTRICT January 23, 2013

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, January 23, 2013 at the Green Valley Ranch Metropolitan District office, located at 18650 E. 45<sup>th</sup> Ave. Board President Jim Tanner called the meeting to order at 6:12 p.m. A quorum was established with the following Board Members in attendance: Jim Tanner – President, Paula McClain -Vice-President, Mariann Toomey – Secretary/Treasurer, Richard Darby- Director, Ardith Duke – Director.

**Board members absent with approval** – Matt Stallman

**Board members absent without approval** – Toni Palmer

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

**District Delegates not present:** Roger Rohrer, Ron Mace, Toni Palmer, J’Amy McClellan, John Smith, Amy Ittikraichareon

**Homeowners and Residents Present:** Randall Howard, Ron Sanders, Mike George, Marta Loya, Eric Gravenson, Kevin Hartfield, Cenythia Green

**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 SPEAKER** – Micah Brewster from Upstream Impact discussed the program and a poverty simulation that was scheduled for January 26, 2013.

### **III. PUBLIC COMMENT** –

- A. Police Report-** Officer Heflin with Denver Police Department gave an overview of what is occurring the neighborhood. Burglaries and car thefts have increased recently. The burglaries tend to be entering from the basement or front doors being kicked in, and the majority of car thefts are due to ‘puffing’, which is starting your car to warm it up and going back inside.
- B. Homeowners to address the Board** - None
- C. General Correspondence** – None

- IV. DISTRICT DELEGATE REPORTS-** None

- V. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None.

**VI. BOARD MEETING MINUTES APPROVAL –**

The minutes from the November 28, 2012 Board meeting were reviewed. There was one correction. Ms. Toomey made a motion, seconded by Mr. Darby, to approve as amended. Motion passed unanimously.

**VII. FINANCIAL REVIEW**

- A. The November 2012 Financial statements were reviewed by the Board. Ms. Toomey made a motion, seconded by Ms. McClain, to approve the accounts payable as presented. Motion passed unanimously.
- B. The November 2012 Accounts Payables were reviewed by the Board. Ms. Toomey made a motion, seconded by Ms. McClain, to approve the accounts payable as presented. Motion passed unanimously.
- C. The December 2012 Financial statements were reviewed by the Board. Ms. Toomey made a motion, seconded by Ms. McClain, to approve the accounts payable as presented. Motion passed unanimously.
- D. The December 2012 Accounts Payables were reviewed by the Board. Ms. Toomey made a motion, seconded by Ms. McClain, 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.

**IX. ASSOCIATION BUSINESS**

- A. **December Hearing Decisions-** The Board reviewed the December hearing recommendations. A motion was made and seconded to approve as presented. Motion passed unanimously.
- B. **January Hearing Decisions-** The Board reviewed the January hearing recommendations. A motion was made and seconded to approve as presented. Motion passed unanimously.
- C. **Snow Removal Levels-** The HOA Supervisor discussed feedback from homeowners that smaller amounts of snow should not be subject to the snow removal rules in the Green Book. The Board stated that any amount of snow or ice needs to be removed from the sidewalk as a safety concern.
- D. **2013 Attorney Fee Schedule-** The Board reviewed the 2013 attorney fee schedule from HindmanSanchez. Ms. Toomey made a motion, seconded by Ms. McClain, to approve the fees schedule and to remain a Retainer client. Motion passed unanimously.
- E.

**X. HOMEOWNER REQUESTS**

The Board reviewed requests from homeowners. Item 12 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	Fine	Balance	Notes	Recommendation
1	Appeal	18667-42A	Wettstein	Multiple	\$1,550	\$0	HO has multiple violations. \$1,250 is fines, the rest are lien fees.	3.99 & 3.96cured; waive all but lien fees. Extension to May 1, 2013 for landscape violations. Waive all but \$44 of lien fees if corrected.

2	Appeal	19153-39P	Bradley	3.54C	\$200	\$0	HO was confused as to the area in question.	Cured
3	Appeal	19410-45A	Belleza	3.98, 3.54D	\$300	\$300	Balance is from a landscape violation in 2011. HO states issues have been corrected.	Extension to May 1, 2013
4	Appeal	19553-46A	Chacon	3.62	\$200	\$104	Past due balance on a payment plan to be paid off 2/14/13. HO states door was painted after the fine was assessed.	Cured.
5	Appeal	19652-39A	Aguina	3.37	\$200	\$0	HO did not understand the issue; will fix it.	Not corrected; fine stands.
6	Appeal	19849-47D	Wade	3.54C	\$300	\$0	HO is in a zero-lot line area and did not know the area was her responsibility.	Cured; waive all but \$22 of lien fee.
7	Appeal	20300-42A	Buchanan	3.62	\$300	\$300	NO states that she received all of the letters but did not respond. She is saving money to paint her home. She states concerns with the area but does not specifically mention waiving fines. She has paid \$200 and states she will pay another \$100 in January. To date, no ARC form has been received.	Extension to February meeting to submit ARC form. If submitted, waive the \$200 fine and all but \$22 of the lien fee when painting is done. The \$300 she has/will pay will be used to pay off the past due balance.
8	Appeal	20847-39A	Hernandez	3.62	\$200	\$0	HO will be painting in the summer 2013.	Waive fine once the work has been complete.
9	Appeal	21033.-45A	Carroll	3.96	\$150	\$0	HO states the trash can will be put away.	Cured; waive all but \$22 of lien fee if corrected.
10	Appeal	21073-45A	Hanel	3.96	\$150	\$0	HO states he was told the house is not in an HOA and that he did not receive a rule book. Note- a welcome letter was mailed to the HO June 26, 2012. HO states mail was being sent to his South Carolina address. We did not have a status letter request and the SC address is what is listed on the county website. This has been updated. States the violation has been	Cured; waive all but \$22 of lien fee if corrected.

							corrected.	
11	Appeal	21101-40A	Gamino	3.62	\$300	\$0	HO is willing to paint but would like to use the color the house is now. From what I can tell, this is the original color of the house but it does stand out a little in the area. Is asking for fines to be waived and a variance for the color.	Waive all but \$22 lien fee once painting is done. Work with ARC for an approved color.
12	Appeal	21103-45A	Hunt	3.62	\$450	\$0	HO repainted the same color after being fine. Would like the \$250 ARC review and the \$200 fine waived. ARC has been submitted and is pending review.	Postpone to February hearing for results of ARC review.
13	Appeal	21143-45A	Salazar	3.54D, 3.62	\$400	\$0	HO has had the bushes trimmed and dropped of the ARC forms.	Cured; waive \$200 for bushes trimmed; waive other \$200 when painting is done.
14	Appeal	3972 Malaya St	Gallegos	3.62	\$300	\$0	HO has paid off past due balances. ARC form has been approved.	Waive all but \$22 lien fee once painting is done.
15	Appeal	4095 Andes Ct	Renteria	3.54D	\$300	\$0	HO will fix yard in April.	Extension to May 1, 2013. Waive all but \$22 lien fee if corrected.
16	Appeal	4101 Malta St	Tomich	3.62	\$200	\$0	HO has submitted ARC form several times and now has approval. ARC admitted the colors submitting in September should have been approved. Would like more time to paint and fine waived.	Waive fine once the work has been complete.

17	Appeal	4127 Orleans St.	Huff	3.62	\$700	\$184	HO states garage door was painted on 11/13 but after pictures were taken for the November hearing. Lien filing fee has already been paid. Has a payment plan for the assessment.	Cured.
18	Appeal	4191 Ensenada	Wilcox	3.99, 362	\$300	\$0	ARC form has been approved and HO states it will be done by April 1, along with tree removal.	Extension to April 1 and waive fines if corrected.
19	Appeal	4228 Flanders	Deras	3.59	\$100	\$184	Fine not assessed to account yet. Was at the December hearing.	Waive if corrected and the past due balance paid in 30-days. Cured.
20	Appeal	4252 Iran St	Collins	3.1	\$250	\$0	ARC fee not assess yet. ARC denied it as it was too wide. HO states it was fixing existing sidewalk that was that width. Violation was the result of a complaint and the HO states the person complaining did so because HO did not choose their bid to do the work. I have no pictures to prove or disprove the HO's statement.	Board requested information from the HO regarding reasonable accommodations.
21	Appeal	4337 Dunkirk Wy	Wilson	3.62	\$300	\$0	HO will replace/paint the trim by March 1, 2013.	Extension to March 1, 2013. Waive all but \$22 lien fee if corrected.
22	Appeal	4350 Genoa St	Osman	3.62	\$300	\$300	Past due is a landscape violation from 2011. He seems to be asking that be waived as well. States violations will be fixed. ARC form has been received and is pending review. Previous e-mails sent to HO attached for your information.	Waive all but \$22 of 2011 landscape fine if corrected. Landscape cured. Waive all but \$22 of 2012 paint fine once corrected.
23	Appeal	4353 Lisbon St	Mandujano	3.62	\$250	\$0	HO painted without approval. ARC form has since been approved. Fee has not been assessed to account.	Waive ARC fee.
24	Appeal	4370 Danube Way	Herschberger	3.106	\$300	\$0	HO states the window coverings have been taken down.	Waive all but \$22 lien fee if corrected. Cured.

25	Appeal	4547 Flanders	Kenmir	3.54C	\$500	\$0	HO states the weeds have been removed.	Waive all but \$22 lien fee if corrected. Cured.
26	Extension	18920-43A	Thomas	3.62	\$0	\$0	ARC form was approved in May. No fine has been assessed to date.	Extension to June 30, 2013.
27	Extension	19216-39A	Acheampong	3.57	\$0	\$0	Requested extension deadline has already passed.	Confirm if corrected; additional extension if not. Cured.
28	Extension	19473-42A	Knudson	3.62	\$0	\$0		Extension to July 1, 2013
29	Extension	19513-42A	Jones	3.99	\$0	\$0	Requested extension deadline has already passed.	Confirm if corrected; additional extension if not. Cured.
30	Extension	19544-39A	Hamilton	3.62	\$0	\$0	HO would like time to submit the ARC form	Extension to March Board meeting to submit the ARC form.
31	Extension	19623-42A	Dixon	3.62, 3.99	\$0	\$0	Would like house re-evaluated for paint, and an extension for paint is needed.	Violation closed.
32	Extension	19866-40P	Upton	3.62	\$0	\$0	HO would like more time to paint.	Extension to May 16, 2013
33	Extension	20110-43P	Daylight	3.62	\$0	\$0	HO would like more time to paint.	Extension to May 10, 2013
34	Extension	20166-42P	Franklin	3.62	\$0	\$0	HO would like more time to paint.	Extension to September 30, 2013
35	Extension	20292-47A	Douglas	3.57	\$0	\$0	HO would like more time.	Extension to March 31, 2013
36	Extension	20301-40A	Lee	3.62	\$0	\$0	HO would like more time.	Extension to May 31, 2013
37	Extension	20493-44A	Warlum	3.62	\$0	\$0	HO would like more time.	Extension to May 1, 2013.
38	Extension	20633-43A	Sanders	3.62	\$0	\$0	HO would like more time.	Extension to May 1, 2013.
39	Extension	20680 Scott Cir	Leyva	3.54C, 3.54D	\$0	\$0	HO had paid past due balance.	Extension to May 1, 2013
40	Extension	20744 Mitchell Pl	Kauffman	3.62	\$0	\$0	HO would like more time.	Extension to July 6, 2013
41	Extension	20981-42A	Heuer	3.57	\$0	\$0	HO would like more time.	Extension to July 1, 2013
42	Extension	21052-45A	Fisher	3.62	\$0	\$0	HO would like more time.	Extension to May 1, 2013
43	Extension	21057-42A	Parra	3.62	\$0	\$0	HO would like more time.	Extension to July 28, 2013
44	Extension	3960 Jebel St	Cardenas	3.62	\$0	\$0	HO would like more time.	Extension to May 1, 2013
45	Extension	4068 Orleans Ct	Rivera	3.62	\$0	\$0	HO would like more time.	Extension to June 30, 2013.
46	Extension	4114 Odessa St	Loya	3.62	\$0	\$0	HO would like more time.	Extension to May 8, 2013
47	Extension	4148 Dunkirk Ct	Amankonah	3.62	\$0	\$0	HO would like more time.	Extension to February Board meeting to get ARC submitted.

48	Extension	4151 Odessa St	Collier	3.62	\$0	\$0	HO does not have the means to paint the house now.	ARC submitted by February meeting. Painting to be done by September 30, 2013.
49	Extension	4233 Perth Cir	Bach	3.62	\$0	\$0	HO would like more time.	Extension to June 30, 2013.
50	Extension	4248 Ensenada St	Assaad	3.62	\$0	\$0	HO would like more time.	Extension to September 4, 2013
51	Extension	4316 Ceylon St	Madden	3.62	\$0	\$0	HO would like more time.	ARC form submitted by February meeting.
52	Extension	4385 Jericho St	Prater	3.57	\$0	\$0	HO would like more time.	Extension to June 1, 2013
53	Extension	4748 Ireland Ct	Fields	3.62	\$0	\$0	HO would like more time.	Extension to May 1, 2013
54	Variance	4175 Jericho St	Green	3.62	\$0	\$0	HO would like the Board to approve the paint colors. They were denied by the ARC as too dark for the area but they are the current colors. We have no record in our system that this color was approved. I will check the files prior to the meeting. The color was approved in 2007 due to the fact that the house was already in process when the ARC form was submitted. The ARC disapproved it and that decision was overturned by the Board upon appeal.	Work with ARC for an approved color.
55	Variance	4380 Danube	Hartfield	3.62	\$0	\$0	This is the homeowner who was at the October meeting who wants to keep the colors of his house the current colors. He is in a pastel with white trim area and has green trim. He states it was approved but I was unable to find any approval; including looking at the files.	Color was approved previously.
56	Variance	20723-43A	Toland	3.57	\$0	\$0	HO's house is boarded up. This is due to an order from Environmental Health as the house had a meth lab. I talked to Environmental Health on 1/17. There was a preliminary assessment done in December to see the levels of meth. Clean-up is required by law but there is no timeline by which to do it. The HO has stated he will most likely turn the house over to the bank as he does not have the funds to do the required clean-up. Per Environmental Health, if the bank takes it over they can basically sit on it. I have asked the attorney what our chances are with a lawsuit regarding this and hope to have some guidance by the meeting.	Extension to February to see progress.

57	Appeal	4378 Andes Way	Wolverton	Various	\$600		HO did 'not know' about the liens on his property. He states he stopped by to request a hearing; he would have been told to submit something in writing which was not received. HO would like the liens to be removed so he can refinance. There is one lien from 2010 for landscaping and one from 2012 for a May 1 extension for landscape that was not met.	Violations cured. Waive all but \$44 of lien fees.
58	Appeal	4565 Genoa St	Hitch	3.62	\$300	\$0	HO states that he will submit and ARC form and paint the trim. He was referred for a fine at the January Hearing.	ARC form submitted by February meeting; six months to do the work. Fine to stand if work not completed.
59	Appeal	19271 39 <sup>th</sup> Pl	Bank of America	3.62	\$800 + \$250	\$0	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 approved by February; ARC review fee not assessed yet. Waive fines and all but \$44 of the prior fines.

**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 9:16 pm.

*Signature on File*

Mariann Toomey, Secretary