

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLEY RANCH METROPOLITAN DISTRICT January 18, 2016

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Monday, January 18, 2016 at the GVR Metro District offices, located at 18650 E. 45th 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, David Neubauer, and Steve McGinty.

District Delegates Present: Mariann Toomey, Fred Hales, Rose Thomas, Fenna Tanner, Stephanie Brack

District Delegates Not Present with Excused Absences: Fronzo Gilkey, Yvette Anderson, Sarah Neubauer, John Foote, Toni Palmer, Reuben Espinosa

Homeowners, Residents and Property Managers Present: Bryan Everson, Brenda Ritenour, Terri Ott, Melissa Sotelo, Tiffany Knudson, Dave Reynolds, Eric Gravenson, Garry & Kim Eubang, Lorena Valervuela, Jim Tanner

Others Present: Peggy Ripko – HOA Supervisor

II. GUEST SPEAKER

Ashanta Hardville gave a brief presentation regarding starting a farmer's market in the community. The Board asked for him to provide more information for them to consider prior to the next Board meeting.

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 21-** Ms. Brack stated that the gates to Mitchell Place are in the process of getting repaired.

V. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES –None

VI. BOARD MEETING MINUTES APPROVAL –

The minutes from the December 2, 2015 Board meeting were reviewed. There were two corrections. Mr. Neubauer made a motion, seconded by Mr. McGinty, to approve as amended. Motion passed unanimously.

VII. FINANCIAL REVIEW

November Financials

- A.** Accounts Payable- The November accounts payable were reviewed. Ms. Thomas made a motion, seconded by Ms. Guzman, to approve the November accounts payable as presented. Motion passed unanimously.
- B.** Financials- The November financials were reviewed. Ms. Guzman made a motion, seconded by Mr. Neubauer, to approve the financials as presented. Motion passed unanimously.

December Preliminary Financials

- A.** Accounts Payable- The December accounts payable were reviewed. Ms. Thomas made a motion, seconded by Ms. Guzman, to approve the November accounts payable as presented. Motion passed unanimously.
- B.** Financials- The Preliminary December financials were reviewed. Ms. Thomas made a motion, seconded by Mr. Guzman, to approve the financials as presented. Motion passed unanimously.

Write Offs

The Board reviewed the write offs. Mr. Neubauer made a motion, seconded by Ms. Brack, to approve as presented. Motion passed unanimously.

C. HOA SUPERVISOR'S REPORT

The HOA Supervisor presented an update on the status of the Association. This was also the year-end report from the Metro District per the services agreement.

D. ASSOCIATION BUSINESS

- a. January Hearing Decisions-** The Board reviewed the Hearing Committee recommendations for the January hearing. Ms. Brack made a motion, seconded by Ms. Thomas, to approve the recommendations as presented. Motion passed unanimously.
- b. Reconvened Annual Meeting**
 - i. District 3-** Quorum was not established.
 - ii. District 17-** Quorum was established with 26 homes represented by proxy. Dean Jones was elected as District Delegate.
 - iii. District 25-** Quorum was not established.
- c. Collections-** The Board discussed at what point to refer homeowners to the attorney for collections. The HOA Supervisor will compile additional information for the February board meeting.
- d. Foreclosures-** Ms. Thomas made a motion, seconded by Mr. Neubauer, to approve moving initiating foreclosure proceedings against 4128 Andes Way. Motion passed unanimously.
- e. Escrow-** The Board discussed how to move forward with homes who closed with violations existing and escrow being held. The HOA Supervisor will contact the new homeowners about correcting the violations.
- f. New Homeowner Meeting-** Ms. Thomas made a motion, seconded by Ms. Brack, to approve a new homeowner meeting.

E. HOMEOWNER REQUESTS- The Board reviewed requests from homeowners regarding appeals and extensions.

F. EXECUTIVE SESSION- The Board went into executive session from 7:50pm to 8:30pm to discuss attorney advice.

G. 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 8:30pm.