

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH METROPOLITAN DISTRICT July 24, 2013

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, July 24, 2013 at the Green Valley Ranch Metropolitan District office, located at 18650 E. 45th Ave. Board President Jim Tanner called the meeting to order at 6:03 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- Board Member, Matt Stallman- Board Member. Toni Palmer – Board Member joined the meeting at 6:50 p.m.

District Delegates Present: Jenifer Zerra, Fred Hales, John Smith, John Foote, Fenna Tanner, Toni Palmer, Reuben Espinosa

District Delegates not present: J’Amy McLellan, Yvette Anderson

Homeowners and Residents Present: Mary Ann Hales, Marva Bey, Elaine Smith, Eric Gravenson

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. BOARD MEMBER APPOINTMENT-** The HOA Supervisor stated the Board Member Ardith Duke has resigned from the Board due to scheduling conflicts.

Mr. Darby made a motion, seconded by Ms. Toomey, to appoint Sarah Neubauer to fulfill the remainder of Ms. Duke’s term, which would be October 2014. Motion passed unanimously. Ms. Neubauer joined the Board upon her appointment.

- III. GUEST SPEAKER-** Chris Coble from the September’s Citizen’s Academy for the East Corridor spoke about the academy.

IV. PUBLIC COMMENT –

- A. Police Report-** Ms. McClain gave the report for the police, and stated that Stapleton is now a part of District 5. This resulted in 50,000 more people under the jurisdiction of District 5 and 2 new officers will be added.
- B. Homeowners to address the Board** –
- C. General Correspondence** – The Board reviewed letters from two homeowners.

- V. DISTRICT DELEGATE REPORTS-** None

VI. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES – Ms. McClain and Mr. Darby are members of the Architectural Review Committee and will not be voting on any matters relating to the ARC. Ms. McLain and Ms. Toomey are members of the Residential Paint Committee and will not be voting on any matters relating to the Residential Paint Committee.

VII. BOARD MEETING MINUTES APPROVAL –

The minutes from the June 26, 2013 Board meeting were reviewed. Ms. Toomey made a motion, seconded by Ms. McClain, to approve as presented. Motion passed with five in favor and Mr. Tanner abstaining.

VIII. FINANCIAL REVIEW

- A. The June 2013 Financial statements were reviewed by the Board. Ms. McClain made a motion, seconded by Mr. Darby, to approve the financials as presented. Motion passed unanimously.
- B. The June 2013 Accounts Payables were reviewed by the Board. Mr. Darby made a motion, seconded by Mr. Stallman, to approve the accounts payable as presented. Motion passed unanimously.

IX. 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 put a hold on the deadlines for painting violations from the first frost through May 1, 2014. Homeowners will have the same amount of time after May 1, 2014 to paint that was left in their deadline when the first frost occurred. This is only for homeowners who have approved ARC forms. Paint violations will continue to be sent to homeowners with no ARC form submitted during this time, as ARC forms can be submitted year- round. Motion passed unanimously.

X. ASSOCIATION BUSINESS

- A. **July Hearing Decisions-** The Board reviewed the July hearing recommendations. A motion was made and seconded to approve as presented. Motion passed unanimously.
- B. **District 11 Delegate Election-** No election was held due to lack of quorum. This will be rescheduled for the August 28, 2013 Board meeting.
- C. **Hearing/Fine Process for Noise Complaints-** Tabled to the August meeting.
- D. **41st & Ensenada Detention Pond-** Mr. Tanner stated that the repairs to the pond are completed and have been paid for. The City of Denver has approved the repairs. Mr. Tanner will be contacting Councilman Herndon to facilitate the turnover of the pond to the GVR Metro District.
- E. **Gazebo for Demonstration Garden-** Ms. McClain made a motion, seconded by Ms. Toomey, for an amount not to exceed \$500 to put up a gazebo/shade structure in the Demonstration Garden on the GVR Metro District grounds. Motion failed with two in favor, three opposed and Mr. Tanner abstaining. Mr. Darby made a motion, seconded by Ms. Neubauer, to request the plans for the gazebo and estimated costs for the Board to consider the proposal. Motion passed unanimously.
- F. **GVR Youth League-** The Board reviewed a request by the GVR Youth League to donate money to purchase socks for a breast cancer fund raiser. Mr. Darby made a motion, seconded by Ms. Neubauer, to deny the request. Motion passed unanimously.
- G. **Board Philosophy regarding Waiving Fees and Fines-** Tabled. This will be discussed at a Working Session scheduled for August 7, 2013.

H. Residential Paint Committee Appointments- Mr. Darby made a motion, seconded by Ms. Palmer, to appoint the homeowners listed below to the Residential Paint Committee. Motion passed with six in favor and Ms. McClain and Ms. Toomey recusing themselves.

Amy Ittikraichareon	Eric Gravenson	Paula McClain
Bert Bourgeois	Gigi Boniface	Yalunda Washington
Cenythia Green	John Foote	
Dustin Moody	Mariann Toomey	

I. Letters to those with ARC approvals for Paint- Ms. McClain made a motion, seconded by Ms. Toomey, to send a letter to homeowners with ARC approvals for paint to let them know about the upcoming change in paint colors. Motion passed unanimously.

J. District 16 Block Party- Ms. Palmer asked for additional funds for the block party scheduled for her district. Ms. McClain made a motion, seconded by Ms. Toomey, to approve an amount not to exceed \$250. Motion passed with six in favor and Ms. Palmer abstaining.

XI. HOMEOWNER REQUESTS- Ms. McClain made a motion, seconded by Ms. Toomey, to approve the recommendations as listed below. Motion passed unanimously.

	Request	Address	Name	Violation	Notes	Recommendation
1	From June Board meeting	18677-40P	Mergl/Galvan	3.1, 3.54E	HO states the violations have been corrected. Dog run has been removed, but the weeds were still there at the last meeting.	Cured; waive all but \$88 of lien fees.
2	From June Board meeting	19135-47A	Covillo	3.54E, 3.57	HO would like time to fix the garage door, and the weeds have been addressed. Extension from June meeting to fix the garage door.	Cured; waive fine.
3	From June Board meeting	20349-46A	Clark	3.62	ARC due by July meeting.	No ARC form submitted.
4	From June Board meeting	20932-44A	Amaya	3.62	HO does not feel it needs to be painted, and said I agreed with him last year. I spoke with him in July of 2011 and the marks that were of concern at the time came off. This is not the issue now. ARC due by July Meeting	No ARC form submitted.
5	From June Board meeting	21162-47A	Gore	Multiple	Extension from June meeting to submit ARC form.	ARC form submitted. \$44 paid within 30-days and the remainder waived when painting is done.
6	From June Board meeting	4547BISCS	Coghill	3.1	HO would like ARC fee waived. ARC has approved the color.	Tabled to August Board meeting
7	July Hearing Appeals	20349ANDRP	Allen	3.96, 3.62	HO says the violations have been corrected. HO paid all balance on	3.96 cured; waive all but \$22 of lien fee. ARC submitted for 3.62.

					the account.	Extension to September meeting to paint.
8	July Hearing Appeals	20482-40P	Johnson	3.54E	HO says the violation has been corrected	Some have been removed, but some are still there. Extension to August meeting to remove them all.
9	July Hearing Appeals	20680 Scott Cir	Leyva	3.54E	HO is getting the violation corrected.	Most have been removed; need to remove from driveway. Extension to August meeting to remove them all.
10	July Hearing Appeals	4052ORLEC	Moudal	3.54E	HO said the violation is corrected.	Cured, waive fine.
11	Appeal	18667-42A	Wettstein	3.54E	HO said the violation is corrected.	Cured, waive fine.
12	Appeal	18920CHAFF	Hernandez	3.54E, 3.96, 3.62	HO would like more time to correct the violations.	HO must pay the Supplemental Assessment and lien fees for all properties for extensions and fine waivers to be considered. Due by the August 28, 2013 meeting.
13	Appeal	19365ADAKP	Cordova	3.62, 3.54D	HO states the violations have been corrected.	Cured; waive all but \$44 of lien fees. \$44 due within 30-days or the fines stand.
14	Appeal	19394-41P	Hernandez	3.52, 3.99, 3.62	HO says grill and inoperable vehicle have been corrected. Would like extension to paint. ARC has been submitted.	HO must pay the Supplemental Assessment and lien fees for all properties for extensions and fine waivers to be considered. Due by the August 28, 2013 meeting.
15	Appeal	19963MITCC	Day	3.96	HO says the violation has been corrected	Cured, waive all but \$44 of lien fee.
16	Appeal	20193-43A	Alemi	3.54E	HO says the violation has been corrected	Not cured; fine stands.
17	Appeal	20601-45A	Matekovic	n/a	HO is appealing the decision to not be able to paint her deck, as stain will not adhere to it now.	The Board approved the painting of the deck. Mr. Darby and Ms. McClain abstained.
18	Appeal	20621SCOTC	Logan	3.54E	HO says the violation has been corrected	Waive if corrected. Cured; waive fine.
19	Appeal	20744MITCP	Kauffman	3.37, 3.62	HO would like six-months to paint and repair the fence.	ARC form & \$22 lien fee by August meeting. Six months from date of approval to do work. Fine waived if corrected.
20	Appeal	20911-45A	Thomas	3.54E	HO says the violation has been corrected	Not cured; fine stands.
21	Appeal	21103-45A	Hunt	3.62	HO says the violation has been corrected	Cured, waive all but \$22 of lien fee.

22	Appeal	21137-44A	Hernandez	3.54E, 3.57	HO has been working on it.	HO must pay the Supplemental Assessment and lien fees for all properties for extensions and fine waivers to be considered. Due by the August 28, 2013 meeting.
23	Appeal	21527-44A	Contreras	3.62	HO says the violation has been corrected	Cured; waive all but \$22 of lien fee.
24	Appeal	4123JEBES	Quach	3.62	HO would like the ARC fee (not yet assessed) to be waived as he did not understand he needed approval and thought he was doing what we expected him to do.	To be reviewed at the August 28, 2013 meeting.
25	Appeal	4142FUNDS	Hernandez	3.62, 3.54E	HO has corrected the weeds and would like more time to paint.	HO must pay the Supplemental Assessment and lien fees for all properties for extensions and fine waivers to be considered. Due by the August 28, 2013 meeting.
26	Appeal	4332LIVES	Delgado	3.52	Car has been removed.	Cured; waive fine.
27	Appeal	4337DUNKW	Wilson	3.96	HO says violation has been corrected.	Cured; waive all but \$22 of lien fee.
28	Appeal	4382ENSES	Abrhaley	3.62	HO has paid all fines to remove the liens.	Violation was corrected; waive all but \$22 of lien fee.
29	Appeal	4435GENOS	Smith	3.62	HO would like more time.	\$22 lien fee by August meeting; extension to July 2014 if received.
30	Appeal	4473PERTC	Combs	3.57	HO says violation has been corrected.	Cured; waive fine.
31	Appeal	4567GENOS	Cromer	3.54E	HO says violation has been corrected.	Cured; waive fine.
32	Appeal	4590CATHC	Hernandez	3.99	HO would like more time.	HO must pay the Supplemental Assessment and lien fees for all properties for extensions and fine waivers to be considered. Due by the August 28, 2013 meeting.
33	Extension	18640-46A	Thomas	3.54E		Extension to July 31, 2013
34	Extension	19943-39A	Hillery	3.62, 3.54E		Extension to September 30, 2013
35	Extension	19611-40A	Griffith	3.52		Extension to August 1, 2013
36	Extension	20880-45A	Carrizosa	3.62		ARC by August meeting; one year from date of approval to paint.
37	Extension	20943-44A	Dowdell	3.62		ARC by August meeting.
38	Extension	3980MALAS	Rolison	3.52		Extension to August 1, 2013
39	Extension	4068ORLEC	Rivera	3.62		Extension to December 15, 2013
40	Extension	4104MALTS	Tomich	3.62		Extension to July 10, 2014
41	Extension	4130ORLEC	Bells	3.62		Extension to August 1, 2014

42	Extension	4366NETHS	Martinez	3.54E		Extension to September 1, 2013
43	Extension	4360DUNKW	Custy	3.49		Extension to October 31, 2013
44	Extension	4370DUNKW	Spellman	3.62		Extension to May 1, 2014
45	Extension	4380JERIS	Rogers	3.62		Extension to September Board meeting
46	Extension	4440DUNKW	Heguy	3.62		Extension to August Board meeting

XII. 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 9:15 pm.

Signature on File

Mariann Toomey, Secretary