

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES GREEN VALLEY RANCH METROPOLITAN DISTRICT July 22, 2015

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, July 22, 2015 at the Green Valley Ranch Metropolitan District office, located at 18650 E. 45<sup>th</sup> Ave. Board Vice-President John Foote called the meeting to order at 6:00 p.m. A quorum was established with the following Board Members in attendance: John Foote, Stephanie Brack, David Neubauer, Melissa Guzman and Steve McGinty. Rose Thomas joined the meeting at 6:07pm.

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

**District Delegates Not Present with Excused Absences:** Sarah Neubauer, Toni Palmer

**Homeowners, Residents and Property Managers Present:** Anthony Harrell, Dhanoa, Mariann Toomey, Eric Gravenson, Jim Tanner

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

**II. PUBLIC COMMENT** –

- A. Police Report-** The HOA Supervisor read an update provide by Denver Police via e-mail.  
**B. Homeowners to address the Board-** None

**III. DISTRICT DELEGATE REPORTS**

- A. District 5-** Yvette Anderson gave an update on the Block Party for her district.

**IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** –Mr. Foote, Ms. Brack and Ms. Thomas served as members of the Hearing Committee and will not vote on any issues regarding the Hearing Committee. Ms. Brack and Ms. Thomas serve as members of the Architectural Review Committee and will not vote on any issues regarding the ARC.

**V. BOARD MEETING MINUTES APPROVAL** –

The minutes from the June 24, 2015 Board meeting were reviewed. Ms. Guzman made a motion, seconded by Ms. Brack, to approve as presented. Motion passed unanimously.

**VI. FINANCIAL REVIEW**

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

- C. Metro District Financials- The Board reviewed the financials for the HOA accounts in the Metro District budget.

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

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

## **VIII. ASSOCIATION BUSINESS**

- A. **July Hearing Decisions-** The Board reviewed the hearing recommendations. Mr. McGinty made a motion, seconded by Mr. Neubauer, to approve the recommendations except that for 19241 E. 45 Ave. Motion passed with three in favor and Mr. Foote, Ms. Thomas and Ms. Brack abstaining.
- B. **Write Offs-** The Board reviewed the write offs. Ms. Guzman made a motion, seconded by Mr. Foote, to approve. Motion passed unanimously.
- C. **Homeowner Request-** The Board reviewed a request from a homeowner who is suggesting the Association use collection agencies to collect past due balances from homeowners. Tabled pending more information regarding collection agencies.
- D. **Volunteer Recognition Dinner-** The HOA Supervisor asked the Board if they were interested in co-hosting the annual dinner with the Metro District again, and if the same location as last year would be acceptable. The Board stated yes to both.

- IX. **HOMEOWNER REQUESTS-** The Board reviewed requests from homeowners regarding appeals and extensions. Mr. Neubauer made a motion, seconded by Ms. Brack, to approve the decisions made regarding homeowner requests. Motion passed unanimously.

- X. **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 7:12 pm.