

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES GREEN VALLEY RANCH METROPOLITAN DISTRICT July 18, 2016

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Monday, July 18, 2016 at the GVR Metro District offices, located at 18650 E. 45<sup>th</sup> Ave. The meeting was called to order at 6:00pm. A quorum was established with the following Board Members in attendance: Bryant Everson, Melissa Guzman, Steve McGinty, and Rose Thomas. David Moyers was absent due to illness. His absence was excused.

Action Taken: Ms. Thomas made a motion, seconded by Mr. Everson, to appoint Andy Sparling to the Board of Directors. Motion passed unanimously.

**Homeowners, Residents and Property Managers Present:** Pamela Young, Michelle Mason, James Tanner, Tom Gibbons, Larry & Terry Ott, Latoya Reid, Eric Gravenson, Fred Hales, John Foote, Fenna Tanner, Dean Jones, and Stephanie Brack

**Others Present:** Peggy Ripko – HOA Supervisor and Magen Elenz- District 11 City Council

- II. PUBLIC COMMENT** –
- A. Police Report-** No update.
  - B. Denver City County Report-** A representative from Councilperson Stacie Gilmore’s office gave an update.
  - C. Homeowners to address the Board-** None
  - D. Citizen’s Advisory Board Report-** Mr. Foote stated the Food Truck Monday was rained out.
- III. DISTRICT DELEGATE REPORTS-** None
- IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** –None
- V. BOARD MEETING MINUTES APPROVAL** –  
The minutes from the June 20, 2016 Board meeting were reviewed. Mr. Everson made a motion, seconded by Mr. McGinty, to approve as presented. Motion passed unanimously.
- VI. FINANCIAL REVIEW**
- A. Accounts Payable-** The accounts payable were reviewed. Ms. Guzman made a motion, seconded by Mr. McGinty, to approve the accounts payable as presented. Motion passed with five in favor and Mr. Sparling abstaining.
  - B. Financials-** The financials were reviewed. Ms. Thomas made a motion, seconded by Ms. Guzman, to approve the financials as presented. Motion passed with five in favor and Mr. Sparling abstaining.
  - C. Write Offs-** The Board reviewed the write offs, which total \$11,655.61. Ms. Thomas made a motion, seconded by Mr. McGinty, to approve as presented. Motion passed with five in favor and Mr. Sparling abstaining.

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

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

Action Taken: Ms. Thomas made a motion, seconded by Mr. McGinty, to allow the office staff to approve extensions of up to one year from the date of the first notice, as permitted in the Association's policy. Motion passed unanimously.

#### **E. ASSOCIATION BUSINESS**

- a. July Hearing Decisions-** The Board reviewed the Hearing Committee recommendations for the June hearing. Ms. Guzman made a motion, seconded by Ms. Thomas, to approve the recommendations as presented. Motion passed unanimously.
- b. July Covenant Enforcement Recommendations-** The Board reviewed recommendations for houses to be turned over to the attorney for a covenant enforcement lawsuit. Mr. McGinty made a motion, seconded by Mr. Everson, to approve turning 7 accounts over to the attorney. Motion passed unanimously.
- c. July Collections Recommendations-** The Board reviewed recommendations for accounts to be turned over to the attorney for collections. Mr. Everson made a motion, seconded by Ms. Thomas, to approve turning 8 accounts over to the attorney. Motion passed unanimously.
- d. Write Off-** The Board reviewed the recommendation from the attorney to write off \$4117.85 from the former owner of 18634 E. 45<sup>th</sup> Pl. Mr. McGinty made a motion, seconded by Mr. Everson, to write off the stated amount. Motion passed unanimously.
- e. Foreclosure Recommendation-** Ms. Thomas made a motion, seconded by Mr. Everson, to approve moving forward with foreclosure on 19701 E. 41<sup>st</sup> Pl. Motion passed unanimously.

**F. HOMEOWNER REQUESTS-** The Board reviewed requests from homeowners regarding appeals and extensions. Ms. Thomas made a motion, seconded by Mr. McGinty, to approve the requests as amended.

**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 7:15pm.