

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES GREEN VALLY RANCH METROPOLITAN DISTRICT June 26, 2013

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, June 26, 2013 at the Green Valley Ranch Metropolitan District office, located at 18650 E. 45<sup>th</sup> Ave. Board Vice-President Paula McClain called the meeting to order at 6:01 p.m. A quorum was established with the following Board Members in attendance: Paula McClain- Vice-President, Mariann Toomey – Secretary/Treasurer, Toni Palmer – Board Member, Richard Darby- Board Member, Matt Stallman- Board Member

**Board members absent**– Ardith Duke, Jim Tanner

**District Delegates Present:** John Foote, Fred Hales, Yvette Anderson, John Smith, Toni Palmer

**District Delegates not present:**, Jennifer Zerra, J’Amy McLellan, Roger Rohrer, Fenna Tanner, Reuben Espinosa

**Homeowners and Residents Present:** Cenythia Green, Sarah Neubauer, Eric Gravenson, Mary Hales

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

Ms. McClain welcomed those in attendance.

### **AGENDA APPROVAL** –

A motion was made and seconded to approve the agenda. Motion passed unanimously.

### **II. PUBLIC COMMENT** –

**A. Police Report-** The police gave an update on the statistics for the area, including an increase in car theft with burglaries going down.

**B. Homeowners to address the Board** –

- **Cenythia Green-** Ms. Green discussed the city noise ordinance and asked the Board to support her petition for a noise ordinance sign in the area.
- **Yvette Anderson-** Ms. Anderson asked about the update on the Detention Pond and asked about the updated watering restrictions through Denver Water.

**C. General Correspondence** – None

### **III. DISTRICT DELEGATE REPORTS-** None

### **IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None.

**V. BOARD MEETING MINUTES APPROVAL –**

The minutes from the May 22, 2013 Board meeting were reviewed. Ms. Toomey made a motion, seconded by Mr. Stallman, to approve as presented. Motion passed unanimously.

**VI. FINANCIAL REVIEW**

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

**VII. HOA SUPERVISOR’S REPORT**

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

**VIII. ASSOCIATION BUSINESS**

- A. **Drought Update-** The HOA Supervisor stated that as of June 26, 2013 Denver Water has reduced the drought level from a Stage 2 to a Stage 1. As a Stage 1 drought still has watering restrictions, the Board agreed to continue with landscape enforcement as previously stated.
- B. **June Hearing Decisions-** The Board reviewed the June hearing recommendations. A motion was made and seconded to approve as presented. Motion passed unanimously.
- C. **2012 Audit-** The Board reviewed the 2012 audit as presented by Beichle & Associates. Mr. Darby made a motion, seconded by Ms. Toomey, to approve the draft. Motion passed unanimously.
- D. **Green Book Revisions-** Tabled to August meeting.
- E. **Board Member-** The HOA Supervisor stated that Board Member Ardith Duke has stated that she is taking a class for her Master’s Degree that will only allow her to attend four (4) meetings between now and the end of her term, which is October 2014. She had asked the Board to let her know their preferences regarding her remaining on the Board or resigning to allow someone who can attend more often. The Board stated that they would prefer someone who can attend on a regular basis, and thanked Ms. Duke for her service to the Board.

**IX. HOMEOWNER REQUESTS**

	Address	Name	Violation	Fine	Balance	Notes	Recommendation
1	18677-40P	Mergl/Galvan	3.1, 3.54E	\$2,000	\$0	HO states the violations have been corrected.	Still has weeds but I’m not sure the HO understood that weeds were included. Extension to July meeting to remove weeds.
2	18905-45A	Banuelos	3.98	\$300	\$0	Ho removed the tree after the hearing. He came in to the office in December per his letter and was fined at the January hearing.	Cured; waive all but \$22 of lien fee.
3	18941-43A	Lindsay	3.52	\$100	\$0	HO says the violation has been cured.	Cured; waive fine.

4	19135-47A	Covillo	3.54E, 3.57	\$0	\$0	HO would like time to fix the garage door, and the weeds have been addressed.	Weeds cured; waive fine. Extension to July meeting for garage door.
5	19612-42A	Salais	3.62	\$200	\$0	HO thought they had more time than they did.	Cured; waive fine.
6	19901-40A	Asadi	3.62	\$0	\$0	ARC submitted	Fine waived once the violation is corrected.
7	19951-41P	Howard	3.62	\$0	\$0	HO would like the fine waived. HO appealed before the fine was assessed to his account.	Extension to November 16, 2013. Waive fine if corrected.
8	20739-38P	Relyant Group	3.54D	\$200	\$0	HO is back in the state and managing the properties again. Would like the fine waived.	Cured; waive fine.
9	20852-43A	Carter	3.62	\$200	\$131	HO would like until August 1 to paint.	Pay past due balance within 30 days. If paid, extension granted to August 1 and fine waived when painting completed.
10	20931-42A	James	3.62	\$300	\$184	HO would like extension to paint.	Pay past due balance and lien fee within 30 days. If paid, extension granted to November 30. Remainder of lien fee and fine waived when painting completed.
11	20932-44A	Amaya	3.62	\$0	\$0	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.	Board Review.
12	20996-45A	FL Administrations	3.57	\$200	\$0	HO says the violation has been cured.	Violation has been cured. Waive fine.
13	21057-42A	Parra	3.57	\$200	\$0	HO says the window has been fixed.	Cured; waive fine.
14	21163-47A	Glasgow	3.62	\$700	\$0	HO says the house will be painted within six months. ARC form has been approved.	Extension to November 16, 2013. Waive fine and all but \$22 of lien fee if corrected.
15	21396-40P	Buffard	3.54C	\$300	\$0	HO did not know about the violations- she is one Teri tracked down as a part of the returned mail policy. Is asking for the fine to be waived.	Cured; waive all but \$22 of the lien fee. \$22 must be paid within 30-days or the fine stands.
16	21547-43P	Sanchez	3.54C, 3.57	\$400	\$0	HO says the violations have been corrected.	Cured; waive fine.
17	21594-40A	Soliz	3.62	\$200	\$0	HO would like more time.	Extension to July 1, 2014. Waive fine when

							corrected.
18	21623-38P	Sanchez	3.62	\$300	\$0	HO would like more time.	HO must pay \$22 of the lien fee within 30 days. If paid, and extension to November 1, 2013. Waive fine and remainder of lien fee when corrected.
19	3855PERTS	Relyant Group	Multiple	\$1,300	\$0	HO is now getting the letters and is evicting the tenant.	\$66 of lien fees paid within 30 days. If paid, extension granted to September 1, 2013 to correct. Waive fines and remainder of lien fees of corrected.
20	4123JEBES	Quach	3.62	\$300	\$218	HO would like the fines to be waived.	Past due balance and \$44 lien fees must be paid within 30 days. If paid, fines and remainder of lien fees will be waived once the painting has been completed.
21	4414GENOS	Gallardo	Multiple	\$1,550	\$0	HO said violations have been corrected. Will be painting.	\$66 of lien fees paid within 30 days. Waive fee for 3.1. Waive remainder of fines and remainder of lien fees of violations have been corrected.
22	4201ENSES	Cunningham	3.62	\$400	\$0	HO would like the fines waived; cannot afford the repair.	Waive if corrected. Not cured; fine stands.
23	4547BISCS	Coghill	3.1	\$250	\$0	HO would like ARC fee waived. ARC has approved the color.	Review at July Board meeting.
24	4724FLANS	Kefale	3.75	\$50	\$0	Violation has been corrected.	Cured; waive fine.
25	18659-46P	Baxley	3.54E	\$0	\$0		Extension to July 15, 2013
26	19322CHAFP	Jones	3.62	\$0	\$0	ARC approved.	Extension to June 30, 2013
27	19473-42A	Green	3.62	\$0	\$0	ARC approved.	Extension to June 30, 2014
28	19622-42A	Green	3.62	\$0	\$0	ARC submitted.	Extension to August 31, 2014
29	20349-46A	Clark	3.62	\$0	\$0		ARC due by next meeting.
30	20927KELLP	Lopez	3.62	\$0	\$0	ARC approved.	Extension to November 30, 2013.
31	20959-45A	Stockton	3.62	\$0	\$0	ARC approved.	Extension to September 1, 2013
32	21193-47A	Ginsburg	3.49	\$0	\$0	Would like more time.	Extension request already passed.
33	21193-47a	Ginsburg	3.62	\$0	\$0	ARC approved.	Extension to November 30, 2013.

34	21563-44A	HUD	3.62	\$0	\$0	Closing scheduled for June 28.	Extension to allow for closing.
35	3891ORLES	Boleware	3.54E	\$0	\$0		Extension to August 9, 2013
36	3921MALAS	Ruybal	3.62	\$0	\$0	ARC submitted.	Extension to May 1, 2014
37	3935IRELC	Shouse	3.52	\$0	\$0		Extension to August 1, 2013
38	4277PERTC	Givins	3.98	\$0	\$0		Extension to August 1, 2013
39	4375PERTC	Gonzales	3.52	\$0	\$0		Extension to November 30, 2013
40	4432CEYLS	McNeil	3.62	\$0	\$0	ARC approved.	Extension to July 31, 2013
41	4492CEYLS	Williams	3.62	\$0	\$0	ARC approved.	Extension to December 1, 2013
42	4523GIBRS	Nguyen	3.62	\$0	\$0	ARC approved.	Extension to August 1, 2013
43	4546ARGOS	McLellan	3.54D, 3.62	\$0	\$0		Extension to December 1, 2013
44	4652BISCS	Anderson	3.62	\$0	\$0		Extension to September 1, 2013
45	20200-40A	Mason	5.57	n/a	n/a	HO is afraid of heights and could not do the repair. Extension to June meeting for the work to be done; fines waived once the violation has been corrected.	Cured; waive fine.
46	21162-47A	Gore	Multiple	n/a	n/a	HO had not received any letters until recently. All but paint cured. Pay \$44 and the fines will be waived and the \$150 and \$300 lien will be released. Waive \$200 on both the \$500 and \$700 lien. ARC form submitted by June meeting and remainder of fine waived once painting is done and additional \$44 is waived.	No ARC submitted to date. Extension to July meeting to submit.
47	4117 Ensenada	Morris	3.62	n/a	n/a	The house does need to be painted. ARC by June meeting.	No ARC submitted to date.
48	4745 Andes	Madrid	3.54C	n/a	n/a	HO has been out of town and has corrected the issue. There are still weeds in the back. Extension to June Meeting to cure.	Cured; waive fine.
49	20323-40P	Delgado	3.62	n/a	n/a	ARC form by June Board meeting, one year to paint	ARC submitted.
50	21363-44A	Steele	3.62	n/a	n/a	Extension to June meeting.	No ARC submitted to date.

51	3849 Odessa	Priest	3.62	n/a	n/a	ARC form by June Board meeting.	No ARC submitted.
52	4305 Malaya	McGee	3.62	n/a	n/a	ARC form submitted by June meeting	ARC approved.

- 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 8:21 pm.

*Signature on File*

Mariann Toomey, Secretary