

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH METROPOLITAN DISTRICT June 25, 2014

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, June 25, 2014 at the Green Valley Ranch Metropolitan District office, located at 18650 E. 45th Ave. Board President Jim Tanner called the meeting to order at 6:04 p.m. A quorum was established with the following Board Members in attendance: Jim Tanner- President, Mariann Toomey – Secretary/Treasurer, John Foote- Vice-President, Sarah Neubauer- Board Member.

Board members Jennifer Zerra and Toni Palmer had excused absences.

District Delegates Present: Fenna Tanner, Yvette Anderson, Fred Hales, Sarah Neubauer, John Foote, Stephanie Brack

District Delegates not present: Jennifer Zerra, Toni Palmer, Reuben Espinosa

Homeowners, Residents and Property Managers Present: 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-** Mr. Foote made a motion, seconded by Ms. Toomey, to appoint Rose Thomas to the vacant Board position. The term of this position is until the Annual Meeting 2015. Motion passed unanimously. At this point, Ms. Thomas joined the Board at the table.

Ms. Neubauer left the meeting at 6:09pm.

III. PUBLIC COMMENT –

- A. Police Report-** The Community Resource Officers gave an update to the community.
- B. Homeowners to address the Board-** None
- C. General Correspondence** – None.

IV. DISTRICT DELEGATE REPORTS

- A. District 21-** Ms. Brack stated that the sub-Association is doing repair work at the entrance of the community.

- V. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** –Mr. Foote and Ms. Thomas served as members of the Hearing Committee in May.

VI. BOARD MEETING MINUTES APPROVAL –

The minutes from the May 28, 2014 Board meeting were reviewed. Ms. Toomey made a motion, seconded by Mr. Foote, to approve as presented. Motion passed unanimously.

VII. FINANCIAL REVIEW

- A. The June 2014 financials were reviewed. Mr. Foote made a motion, seconded by Ms. Toomey, to approve the financials as presented. Motion passed unanimously.
- B. The June 2014 accounts payable were reviewed. Ms. Thomas made a motion, seconded by Mr. Foote, to approve the financials as presented. Motion passed unanimously.

VIII. HOA SUPERVISOR’S REPORT

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

IX. ASSOCIATION BUSINESS

- A. **June Hearing Decisions-** As there was not a majority of quorum present due to Board members serving on the Hearing Committee, a vote will be taken via e-mail.
- B. **Covenant Enforcement Lawsuit Recommendations-** The Board reviewed the recommendations for covenant enforcement lawsuits. Ms. Thomas made a motion, seconded by Ms. Toomey, to refer eleven (11) homes for covenant enforcement lawsuits, while waiting on two (2) to see the outcome of a previous lawsuit. Motion passed unanimously.
- C. **Write Offs-** The Board reviewed proposed write-offs. Ms. Toomey made a motion, seconded by Mr. Foote, to approve as presented. Motion passed unanimously.
- D. **Bylaw Clarification-** Tabled
- E. **Green Book Change Request-** The Board reviewed a homeowner request to update the Green Book to allow vegetable gardens in the front yards of houses. The Board will refer this to the Green Book Committee when it re-convenes later this year.
- F. **Records Inspection Policy Update-** The Board reviewed an update to the Records Inspection Policy of the Association, which was required by changes to the Colorado Common Interest Ownership Act (CCIOA) in the 2014 legislative session. Ms. Toomey made a motion, seconded by Mr. Foote, to approve the policy as presented. Motion passed unanimously.
- G. **GVR Days-** Mr. Tanner stated that the scheduled date for GVR Days will be August 9, 2014 from 2pm-7pm. Arrangements are already in progress for reservation of the park & pool area at GVR East Park. The HOA Supervisor will set up a committee meeting for anyone interested in helping plan the event.

X. HOMEOWNER REQUESTS- The Board reviewed requests from homeowners regarding appeals and extensions. Ms. Toomey made a motion, seconded by Ms. Thomas, to approve the decisions made regarding homeowner requests. Motion passed unanimously, with Mr. Foote abstaining on the appeal for address 21072 E. 45th Ave.

XI. EXECUTIVE SESSION- The Board went into Executive Session at 7:55pm to discuss attorney advice and adjourned from Executive Session at 8:04pm.

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 8:05 pm.