

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLEY RANCH METROPOLITAN DISTRICT June 20, 2016

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Monday, June 20, 2016 at the GVR Metro District offices, located at 18650 E. 45th Ave. The meeting was called to order at 6:00pm. A quorum was established with the following Board Members in attendance: Rose Thomas, Melissa Guzman, David Moyers, and Bryant Everson. Steve McGinty joined the Board at 6:15pm.

Homeowners, Residents and Property Managers Present: Byron Thomas, C. Britton, Roshell Pierre-Louis, Rosalia Avila, Ernest Gomez, Esq, Eric Gravenson, Mariann Toomey, Fred Hales, Dean Jones, Reuben Espinosa, Jessica Suarez, and Gina Martinez

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 was unable to attend, but sent an e-mail update.

- III. DISTRICT DELEGATE REPORTS-** None

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

- V. BOARD MEETING MINUTES APPROVAL** –
The minutes from the May 16, 2016 Board meeting were reviewed. There were several corrections. Ms. Thomas made a motion, seconded by Mr. Everson, to approve as amended. Motion passed unanimously.

- VI. FINANCIAL REVIEW**
- A. Accounts Payable-** The April accounts payable were reviewed. Mr. Everson made a motion, seconded by Ms. Guzman, to approve the accounts payable as presented. Motion passed unanimously.
 - B. Financials-** The April financials were reviewed. Mr. McGinty made a motion, seconded by Ms. Guzman, to approve the financials as presented. Motion passed unanimously.
 - C. Write Offs-** The Board reviewed the write offs, which total \$19,757.52. Mr. McGinty made a motion, seconded by Mr. Moyers, to approve as presented. Motion passed unanimously.

- D. HOA SUPERVISOR’S REPORT**
The HOA Supervisor presented an update on the status of the Association.

- E. ASSOCIATION BUSINESS**

- a. **Officer Election-** Ms. Thomas made a motion, seconded by Mr. Everson, to appoint Mr. McGinty as the Vice President of the Board. Motion passed unanimously.
- b. **June Hearing Decisions-** The Board reviewed the Hearing Committee recommendations for the June hearing. Mr. Moyers made a motion, seconded by Mr. McGinty, to approve the recommendations as presented. Motion passed unanimously.
- c. **June 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 Ms. Thomas, to approve turning 6 accounts over to the attorney. Motion passed unanimously.
- d. **June Collections Recommendations-** The Board reviewed recommendations for accounts to be turned over to the attorney for collections. Ms. Thomas made a motion, seconded by Ms. Guzman, to approve turning 7 accounts over to the attorney. Motion passed unanimously.
- e. **Enforcement Policy-** The Board reviewed a proposed update to the Enforcement Policy. Mr. McGinty made a motion, seconded by Mr. Moyers, to approve the update as presented. Motion passed unanimously.
- f. **Attorney-** The Board agreed to obtain proposals for legal counsel to ensure the Association is paying reasonable legal fees.
- g. **Limits on Appeal-** The Board asked the HOA Supervisor to draft a policy regarding limiting appeals.
- h. **Staff Recommendation-** The Board reviewed a proposal from the HOA Assistant requesting an update the Enforcement Policy to allow for extensions to be given if progress is being made toward curing a violation but it is not completely corrected. The HOA Supervisor will draft a proposal.
- i. **Volunteer Shirts-** The Board will be looking at prices for shirts for the HOA Volunteers.
- j. **Foreclosures**
 - i. 4641 Biscay St- Ms. Thomas made a motion, seconded by Ms. Guzman, to authorize foreclosure on 4641 Biscay St. Motion passed unanimously.
 - ii. 4378 Kirk Ct- Mr. McGinty made a motion, seconded by Ms. Thomas, to authorize foreclosure on 4378 Kirk Ct. Motion passed unanimously.
- k. **Farmers Market-** The Board discussed a request for funds to support a local Farmer's Market. Mr. McGinty made a motion to approve \$1,150. Motion died due to lack of second. Mr. Everson made a motion, seconded by Ms. Guzman, to approve \$400. Motion passed with four in favor and Ms. Thomas abstaining.
- l. **District Committees-** The Board discussed HOA representation on GVR Metro District committees. Mr. McGinty made a motion, seconded by Mr. Moyers, to appoint Ms. Thomas to the vacant seat on the HOA Committee. 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. EXECUTIVE SESSION- The Board went into Executive Session at 7:40pm to discuss legal advice. Executive session ended at 7:50pm.

H. 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 7:42pm.