

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH METROPOLITAN DISTRICT March 27, 2013

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, March 27, 2013 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, Ardith Duke – Director, Richard Darby- Director, Toni Palmer - Director.

Board members absent with approval – Paula McClain, Matt Stallman

District Delegates Present: Toni Palmer, John Foote, Reuben Espinosa, Jen Zerra, Yvette Anderson, John Smith, Fred Hales, Fenna Tanner

District Delegates not present: Roger Rohrer, J’Amy McClellan

Homeowners and Residents Present: Paul Nielsen, 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. PUBLIC COMMENT –

- A. Police Report-** No Report
- B. Homeowners to address the Board** - None
- 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 February 27, 2013 Board meeting were reviewed. Ms. Toomey made a motion, seconded by Mr. Darby, to approve as presented. Motion passed unanimously.

VI. FINANCIAL REVIEW

- A.** The February 2013 Financial statements were reviewed by the Board. There was one (1) question the Board asked the HOA Supervisor to research. Ms. Toomey made a motion, seconded by Mr. Darby, to approve the financials pending the answers to the questions. Motion passed unanimously.

- B. The January 2013 Accounts Payables were reviewed by the Board. There was one (1) question the Board asked the HOA Supervisor to research. Ms. Toomey made a motion, seconded by Mr. Darby, to approve the accounts payables pending the answers to the questions. Motion passed unanimously.

VII. HOA SUPERVISOR'S REPORT

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

VIII. ASSOCIATION BUSINESS

- A. **March Hearing Decisions-** The Board reviewed the March hearing recommendations. A motion was made and seconded to approve as presented. Motion passed unanimously.
- B. **2013 Landscape Enforcement-** Due to Denver Water declaring a Stage 2 Drought, with mandatory watering restrictions starting April 1, 2013, the Board agreed that no water-based enforcement will be done in 2013. Weeds will continue to be enforced, and the weeds will need to be removed, not simply sprayed, to be in compliance.
- C. **Revised enforcement Policy-** The Board reviewed the revised enforcement policy, which was changed to include a certified letter being sent to homeowners who have been sent to hearing three (3) or more times with no response. Ms. Toomey made a motion, seconded by Mr. Darby, to approve as presented. Motion passed unanimously.
- D. **Returned Hearing Notices-** The Board asked the HOA Supervisor to draft a policy regarding returned mail.
- E. **Demonstration Garden-** Mr. Tanner discussed a demonstration garden planned by the GVR Metro District, which would have examples of plants homeowners can use in their yard. Ms. Toomey made a motion, seconded by Mr. Darby, to give the GVR Metro District \$1,500 to support the installation of the garden. Motion passed unanimously.
- F. **Green Book Revisions-** The Board reviewed revisions to the Green Book as suggested by the Green Book Committee. There were some revisions done by the Board to 3.70. Mr. Darby made a motion, seconded by Ms. Toomey, to approve the revisions to the Green Book Sections 3.54, 3.70 and 3.99 as revised by the Board. Motion passed unanimously.

IX. HOMEOWNER REQUESTS

The Board reviewed requests from homeowners. Item 14 was approved as listed below. Mr. Darby made a motion, seconded by Ms. Toomey, to approve the remaining requests as listed below. Motion passed unanimously.

	Request	Address	Name	Violation	Notes	Recommendation
1	Appeal	19210-45A	Brown	3.62	HO has an estimate to paint the house but would like to do it this summer. HO already has ARC approval.	Extension to July 31, 2013. Waive fine if corrected.
2	Appeal	19652-39A	Aguina	3.37	Ho states the plywood has been removed.	Waive all but \$22 lien fee if corrected. Plywood removed, but fence not really fixed. Board Review.
3	Appeal	20197-42P	Falco	3.62	HO has already paid the \$22 lien fee; the remainder will be waived once the work has been done.	Extension to August 30, 2013. Waive fine and remaining lien fee if corrected.

4	Appeal	20292-40P	Encinias	3.62	HO was not receiving the letters as they were forwarded to her ex-husband.	Extension to April meeting for ARC form to be submitted.
5	Appeal	20293-47A	Ta	3.62	HO would like until June 30 to paint the garage.	Extension to June 30, 2013. Waive fine if corrected.
6	Appeal	20810-45A	Soltani	3.54D	HO states the issue was addressed.	Waive all but \$22 lien fee if corrected and the \$29 outstanding from the supplemental assessment is paid within 30 days. Extension to April Board meeting; snow on the ground and cannot see if violation is corrected.
7	Appeal	3824 Malta St	Merid	3.54C, 3.62	HO is trying to evict the tenant and would like more time.	Extension to June 1, 2013. Waive fine and all but \$44 of the lien fee if corrected. HO must pay the \$44 within 30 days for the extension to be valid.
8	Appeal	4341 Cathay St	May	3.62	HO states the house was painted in May 2012 and is not sure why the fine was put on the account. HO submitted ARC form on May 24, 2012. The violation was at the May hearing, which was May 9, 2012 and the fine was approved by the Board on May 23, which is why the fine was assessed.	Waive all but \$22.
9	Appeal	4150 Gibraltar St	Flores	3.15, 3.54D	HO was not aware of the violations but has updated her mailing address.	Waive if corrected. 3.15 Corrected; Board review for landscaping.
10	Appeal	4432 Iran St	MacDonald	3.54D	HO states the issue was addressed, and goes over a list of violations he has received.	Waive all but \$22 lien fee if corrected. Snow on the ground, unable to tell if corrected. Extension to April Board meeting.
11	Appeal	4435 Genoa St	Smith	3.62	HO thought he had a year to paint, not six-months. Would like more time.	Extension to June 1, 2013. Waive fine if corrected.
12	Appeal	4520 Genoa St	Torres	3.99	HO would like the fine to be waived. He is checking his payment history to provide proof of payment for the past due balance.	Extension to April meeting for proof of payment.
13	Appeal	4537 Flanders Way	Scott	3.62	HO thought he had a year to paint, not six-months. Would like more time.	Extension to June 1, 2013. Waive fine if corrected.

14	Appeal	4564 Cathay St	Nielsen	3.96, 3.15	HO would like the fine removed as the violations have been corrected.	Waive all but \$22 of the lien fee if corrected. Mr. Darby made a motion, seconded by Ms. Toomey, to waive all but \$22 of the lien fee. Motion passed unanimously.
15	Extension	19272 Chaffee Pl	Mead	3.62	HO would like more time.	Extension to September 1, 2013
16	Extension	19330-45A	Solario	n/a	HO would like more time on an ARC form. No violation has been issued.	Extension to August 1, 2013
17	Extension	19859-41A	Gonzales	3.62	Would like more time.	Extension to July 27, 2013
18	Extension	20339 Andrews	Obi	3.62	HO would like more time.	Extension to July 1, 2013
19	Extension	20394-41A	Collier	3.62	HO would like more time.	Extension to May 10, 2013
20	Extension	20691 Scott Cir	Martinez	3.62	HO would like more time.	Extension to August 30, 2013.
21	Extension	3984 Malta St	Hernandez	3.62	HO would like more time.	Extension to September 15, 2013
22	Extension	4053 Fundy St	Eubanks	3.62	HO has cancer and needs more time.	Extension to July 1, 2013 to submit ARC form. One year to paint once approved, with the ability to ask for additional extensions.
23	Extension	4085 Perth St	Morning	3.62	HO would like more time.	Extension to July 30, 2013
24	Extension	4352 Kirk Ct	Boatleng	3.62	HO would like more time.	Extension to August 31, 2013
25	Extension	4362 Kirk Ct	Green	3.62	HO would like more time.	One-year from date of approval to paint.
26	Extension	4488 Dunkirk Way	Palladino	3.62	HO would like more time.	Extension to October 11, 2013
27	Extension	4568 Biscay ST	Chusi	3.62	HO would like more time.	Extension to October 1, 2013
28	Extension	4698 Gibraltar St	Tesdahl	3.54D	HO would like more time.	Extension to June 15, 2013
29	Misc.	19979 Mitchell	Hernandez	n/a	Information the Board asked for was requested. Have not received it as of 3/21. Called and talked to the HO on 3/21 and she said she would get it to me next week.	Board Review.

- 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 8:43 pm.

Signature on File

Mariann Toomey, Secretary