

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES GREEN VALLY RANCH METROPOLITAN DISTRICT March 26, 2014

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, March 26, 2014 at the Green Valley Ranch Metropolitan District office, located at 18650 E. 45<sup>th</sup> Ave. Board President Jim Tanner called the meeting to order at 6:02 p.m. A quorum was established with the following Board Members in attendance: Jim Tanner- President, Paula McClain- Vice-President, Mariann Toomey – Secretary/Treasurer, John Foote- Board Member, Toni Palmer – Board Member, Sarah Neubauer- Board Member

Board member Jennifer Zerra was not in attendance. Her absence was excused.

**District Delegates Present:** Yvette Anderson, Fred Hales, Sarah Neubauer, John Foote, Fenna Tanner, Toni Palmer, Stephanie Brack, Reuben Espinosa

**District Delegates not present:** Jennifer Zerra, John Smith, Glenda O’Bryant, Johnathan Miles

**Homeowners, Residents and Property Managers Present:** Cenythia Green, Joanne True, Ross Tilbury, Jerald Carey, Marty Smith, Kimberly Smith, Eric Gravenson, Roberto Diaz, Gabriel Oke

**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-** A report was given regarding updated statistics for the area.
- B. Homeowners to address the Board** –
- Joanne True- Ms. True wanted to make the community aware of safety concerns in her neighborhood.
  - Jerald Carey- Mr. Carey expressed concern that Oakwood Homes is selling homes whose roofs are supposed to have a lifetime warranty, which he believes is not true.
- C. General Correspondence** – None.

### **III. DISTRICT DELEGATE REPORTS-**

- A. District 21-** Ms. Brack stated that Mitchell Pl is in the process of fixing a fence that is down.

- IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – Ms. McClain is a member of the Architectural Review Committee and will not be voting on any matters

relating to the ARC. Mr. Foote is a member of the Hearing Committee and will not be voting on any matters relating to the Hearing Committee.

#### **V. BOARD MEETING MINUTES APPROVAL –**

The minutes from the February 26 2014 Board meeting were reviewed. There was one correction. Ms. Neubauer made a motion, seconded by Ms. Toomey, to approve as amended. Motion passed unanimously.

#### **VI. FINANCIAL REVIEW**

- A. The February 2014 financials were reviewed. Ms. Neubauer made a motion, seconded by Ms. Toomey, to approve the financials as presented. Motion passed unanimously.
- B. The March 2014 Accounts Payables were reviewed by the Board. Ms. Toomey made a motion, seconded by Mr. Foote, 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. **March Hearing Decisions-** The Board reviewed the February hearing recommendations. A motion was made and seconded to approve as presented. Motion passed with three in favor and Mr. Foote abstaining.
- B. **Drought Status for 2014-** The HOA Supervisor reported that there is no update from Denver Water regarding drought status for this year. The Board agreed to the following if there are no mandatory watering restrictions this year. Both will include a preliminary inspection in May.
  - 1) **Homeowners who had been fined:** Homeowners who had been fined previously and had the fined removed due to the drought will be sent hearing notice in July if there is not significant improvement.
  - 2) **Homeowner who had not be fined:** Homeowner who had not been fined previously will be sent a first notice in July if there is not significant improvement.
- C. **Committee Recruitment-** Cenythia Green asked the Board for feedback regarding her presentation at a previous Board meeting. The Board agreed to have the HOA Supervisor draft a 'banner' for the top of the letterhead asking for homeowner volunteers. The Board is also planning to do recruitment at the HOA's Egg Hunt, the Districts Car Show as well as other events over the summer.
- D. **Green Book Revisions- Tabled**
- E. **Paint Book Online-** The Board approved for the Pre-Approved Paint Color book to be put online, with a disclaimer that computer screens and printouts may not be accurate representations of the colors and recommending homeowners go directly to the paint store to confirm the color.
- F. **Paint Violation Clarification-** The HOA Supervisor asked for clarification regarding houses who have touched up or painted part of the house, so all the paint is good but the colors don't match. The Board stated that the entire house must match.
- G. **Write Offs-** The Board reviewed a list of write-offs. Ms. Neubauer made a motion, seconded by Ms. Toomey, to approve as submitting. Motion passed unanimously.
- H. **Paint Colors-** The Board Reviewed a paint combination that the HOA staff as received several complaints about. The Board agreed that the color will remain in the color book.

- I. **Resignation-** Ms. McClain read a prepared statement resigning from the Board, effective immediately.
  
- IX. **HOMEOWNER REQUESTS-** The Board reviewed requests from homeowners regarding appeals and extensions. Ms. Toomey made a motion, seconded by Ms. Palmer, to approve the decisions made regarding homeowner requests. Motion passed unanimously.
  
- 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 8:53 pm.