

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLEY RANCH RECREATION CENTER September 28, 2016

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, September 28, 2016 at the GVR Recreation Center, located at 4891 Argonne Way. The meeting was called to order at 6:17pm. A quorum was established with the following Board Members in attendance: Bryan Everson, Melissa Guzman, Rose Thomas, Debbie Tom, Andy Sparling

Homeowners, Residents and Property Managers Present: Jim Tanner, Eric Gravenson, Fronzo Gilkey, Mariann Toomey, Yvette Anderson, Rose Thomas, Fenna Tanner, Stephanie Brack, Reuben Espinosa, Cynthia Barnes, Sharon Boyd, Shelly Yozler, Clarival Hernandez, Paul Bell, Mohammed Islam, Yvonne Armstrong, Toni White, Michelle Rossi, Fred Hales, Kevin King

Others Present: Peggy Ripko – HOA Supervisor, Melissa Sotelo- District 11 City Council, Micaela Duffy- GVR Metro District Manager

II. BOARD APPOINTMENTS-

- A.** Mr. Sparling made a motion, seconded by Ms. Guzman, to appoint Shelly Yoder to the Board of Directors. Motion passed unanimously.
- B.** Ms. Thomas made a motion, seconded by Mr. Everson, to ratify the e-mail vote to appoint Debbie Tom to the Board of Directors. Motion passed unanimously.

III. PUBLIC COMMENT –

- A. Police Report-** No report
- B. Denver City County Report-** A representative from Councilperson Stacie Gilmore's office gave an update. She stated that the city is putting in access ramps in many areas. Homeowners are upset about these but these are being installed per a federal mandate.
- C. Homeowners to address the Board-** None
- D. Citizen's Advisory Board Report-** None

IV. DISTRICT DELEGATE REPORTS

No reports

V. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES –None

VI. BOARD MEETING MINUTES APPROVAL –

The minutes from the August 15, 2016 Board meeting were reviewed. There were some corrections. Mr. Everson made a motion, seconded by Ms. Guzman, to approve as presented. Motion passed with four in favor and Ms. Yoder and Ms. Tom abstaining.

VII. FINANCIAL REVIEW

- A. Accounts Payable-** The accounts payable were reviewed. Ms. Guzman made a motion, seconded by Ms. Yoder, to approve the accounts payable as presented. Motion passed unanimously.
- B. Financials-** The financials were reviewed. Ms. Guzman made a motion, seconded by Ms. Thomas, to approve the financials as presented. Motion passed unanimously.

- C. **Write Offs-** The Board reviewed the write offs, which total \$12,455. Ms. Tom made a motion, seconded by Mr. Everson, to approve as presented. Motion passed unanimously.

D. HOA SUPERVISOR'S REPORT

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

The Board gave the HOA Supervisor the directions that any new grass/health related violations will be put on hold as of October 1, 2016. Existing violations will continue through the process. Weed violations will continue through October, weather permitting.

E. ASSOCIATION BUSINESS

- a. **Vice-President Election-** Ms. Thomas made a motion, seconded by Ms. Tom, to elect Mr. Sparling the Vice-President. Motion passed with five in favor and Mr. Sparling abstaining.
- b. **Clarify Term of Board Members-** Ms. Tom's term will expire at the 2017 Annual meeting and Ms. Yoder's term will expire at the 2016 Annual Meeting.
- c. **September Hearing Decisions-** The Board reviewed the Hearing Committee recommendations for the September hearing. Mr. Everson made a motion, seconded by Ms. Guzman, to approve the recommendations as presented. Motion passed unanimously.
- d. **September Covenant Enforcement Recommendations-** The Board reviewed recommendations for five accounts to be turned over to the attorney for a covenant enforcement lawsuit. Ms. Guzman made a motion, seconded by Mr. Sparling, to approve turning the accounts over to the attorney. Motion passed unanimously.
- e. **August Collections Recommendations-** No accounts were turned over. The Board asked the HOA Supervisor to devise a tracking system so that only homes with cured violations are turned over to the attorney.
- f. **Farmers Market-** The Farmers Market was a success. It went from July through September and averaged 200-400 attendees each week. It will continue in 2017 as well.
- g. **Meeting Overview on Website-** The Board asked the HOA Supervisor to send the items to be listed on the website to the Board for review prior to posting.
- h. **Green Book Committee-** Ms. Guzman made a motion, seconded by Mr. Everson, to appoint the following homeowners to the Green Book committee. Motion passed unanimously.
 - i. Fronzo Gilkey
 - ii. Toni White
 - iii. Stephanie Brack
 - iv. Shawna McCowan
 - v. Michelle Mason
- i. **Ratify Votes taken Via E-mail-**
 - i. **\$1,000 for attorney to review the Services Agreement-** Ms. Thomas made a motion, seconded by Ms. Guzman, to ratify the decision made via e-mail. Motion passed with four in favor, Ms. Yoder abstaining and Mr. Everson voting no.
 - ii. **Beichle & Associates-** Ms. Guzman made a motion, seconded by Ms. Tom, to ratify the decision made via e-mail to authorize the annual financial review and taxes. Motion passed with five in favor and Ms. Yoder abstaining.
- j. **Policy Updates-** The policy updates are in progress.
- k. **2017 Budget-** The Board reviewed the 2017 budget. Ms. Tom made a motion, seconded by Mr. Sparling, to approve the budget as presented. Motion passed unanimously.
- l. **Services Agreement-** The Board stated that the Association Board and the Metro District Board will be meeting to discuss any needed changes to the agreement.

m. ARC Appointment- Ms. Thomas made a motion, seconded by Ms. Tom, to appoint Stephanie Sanchez and Michelle Mason to the Architectural Review Committee. Motion passed unanimously.

F. HOMEOWNER REQUESTS- The Board reviewed requests from homeowners regarding appeals and extensions. Mr. Sparling made a motion, seconded by Ms. Tom, to approve the requests as amended.

G. 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 8:00pm.