

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

August 19, 2019

- I. **ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on August 19, 2019 at the GVR Metropolitan District Office, located at 18650 E 45th Ave, Denver, CO 80249. The meeting was called to order at 6:05 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, President; Shelly Jenks, Secretary/Treasurer; Shawna McCowan, Director; Alvina Ferguson, Director; and Evan Simmons, Director. A motion was made by Ms. Thomas to excuse Andy Sparling, Vice-President; and Mary Simpson, Director. The motion was seconded by Ms. Jenks and passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Eric Gravenson, District 3; Fred Hales, District 9; Yvette Anderson, District 5; Samantha Lemons; and Sean Hurst.
 - B. **Others Present:** Micaela Duffy – GVR Metro District Manager; and Melissa Sotelo – Councilwoman Gilmore’s Office
- II. **PUBLIC COMMENT**
 - A. **Police Report:** None
 - B. **Denver City Councilwoman Gilmore Report:** Community meeting scheduled for 9/10/19 from 6-8:00 pm to discuss the GVR pool at the GVR Rec Center. There will be designers and engineers present to discuss. On Thursday 8/22/19 there will be a meeting to discuss oil and gas drilling in neighboring counties and towns which may affect GVR. Representative Coleman will be there to answer questions. Meeting held at GVR Rec Center 6-8:00pm.
 - C. **Citizen’s Advisory Board Report:** None
 - D. **Public Comment:** None
- III. **DISTRICT DELEGATE REPORTS** – Report from Shelly Jenks that cars have been broken into recently and one such incident resulted in a 21-year-old man being shot in the hand trying to chase down suspects.
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None
- V. **BOARD MEETING MINUTES APPROVAL** – The minutes from the July 15, 2019 Board meeting were reviewed. Ms. Ferguson made a motion to approve, seconded by Ms. Jenks. Motion passed unanimously.

VI. FINANCIAL REVIEW

A. Financials – The July financials were reviewed, including write-offs, which totaled \$19,472.50 in board write-offs and \$4,492.46 in attorney write-offs. Total cash balance in the operating account is roughly \$450,000. Ms. McCowan made a motion, seconded by Ms. Jenks to approve as presented. Motion passed unanimously.

VII. HOA MANAGEMENT REPORT – The HOA Management report for July was presented. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on September 16, 2019 at 6:00pm. The HOA had contact with 1,943 members in July; the Board reviewed 61ARC requests. The July enforcement hearing heard 335 violations and fines were recommended for a total of \$40,600.

VIII. ASSOCIATION BUSINESS –

A. Ratification of Email Votes – The Board ratified two votes held by email. A motion was made by Ms. McCowan and seconded by Ms. Ferguson. The ratification of email votes passed unanimously.

B. Enforcement Action – The covenant enforcement recommendations as amended were reviewed. A motion was made by Ms. Thomas and seconded by Ms. McCowan to adopt the recommendations as amended. The motion passed unanimously. The collection enforcement recommendations were reviewed. A motion was made by Ms. McCowan and seconded by Ms. Simpson to adopt the collection recommendations as presented. The motion passed unanimously.

C. August Hearing Recommendations: Motion made by Ms. Jenks to adopt the hearing recommendations and seconded by Ms. Thomas. Motion passed unanimously.

D. Discussion of GVR Farmers Market end of season Celebration 8/28/19 from 5:00-8:00pm.

E. There will be additional mailbox repairs and replacements in July and August.

F. The Board held a discussion on reorganizing committees and its members. A Motion was made to remove Committee member Cole Haddock from the ARC, Hearing and Green Book Committees. Motion was made by Ms. McCowan. Ms. Simpson seconded the motion. The Motion passed unanimously.

G. Homeowner Requests:

- i.** 4590 Ensenada Street - Appeal of Weeds in rock bed
- ii.** 4573 Malta Street - Appealing fines

H. EXECUTIVE SESSION – The Board went into an executive session at 6:41 pm. The Board came out of executive session at 7:45 pm.

I. ADJOURNMENT – The meeting was adjourned at 7:48 pm.