

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES

December 2, 2019

- I. **ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on December 2, 2019 at the GVR Metropolitan District Office, located at 18650 E 45th Ave, Denver, CO 80249. The meeting was called to order at 6:02 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, Director; Shawna McCowan, Director; Alvina Ferguson, Director; Mary Simpson, Director; Evan Simmons, Director; and David Brown, Director. Ms. Ferguson made a Motion to excuse Shelly Jenks, President. The motion was seconded by Ms. Thomas and passed unanimously.
  - A. **Homeowners, Residents and Property Managers Present:** Henry Barclay, homeowner; Kevin and Nina King, homeowners; and Mywnh Nguyen, homeowner.
  - B. **Others Present:** Micaela Duffy – GVR Metro District Manager; Eric Gravenson, District 3 Delegate; and Fred Hales, District 9 Delegate.
- II. **PUBLIC COMMENT**
  - A. **Police Report:** None
  - B. **Denver City Councilwoman Gilmore Report:** Adopted minimum wage increase for 2020. GVR indoor pool youth focus group meeting 12/17/19 from 3:30 to 4:30 at the Rec Center. Sheriff search underway for Denver. Holiday Party scheduled for 12/6/19 at the Panasonic building.
  - C. **Citizen’s Advisory Board Report:** None
  - D. **Public Comment:** None
- III. **DISTRICT DELEGATE REPORTS**
  - A. None
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES**
  - A. None
- V. **BOARD MEETING MINUTES APPROVAL**
  - A. The minutes from the Board meeting October 2019 were reviewed. A Motion was

made by Ms. McCowan to approve the minutes as amended and seconded by Ms. Simpson. The motion passed unanimously.

## **VI. FINANCIAL REVIEW**

- A. Financials** – The October and November financials were reviewed, including write-offs, which totaled \$20,420 in board write-offs and \$1,318 in attorney write-offs. Total cash balance in the operating account is roughly \$500,000 and \$200,000 in CD's. Ms. Ferguson made a Motion, seconded by Ms. McCowan, to approve as presented. Motion passed unanimously.
- B. October and November Hearing Recommendations:** The hearing recommendations were adopted via email.

**VII. HOA MANAGEMENT REPORT** – The HOA Management report for October and November was presented. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on January 13, 2020 at 6:00pm. The HOA had contact with 1756 members in October and November; the Board reviewed 45 ARC requests. The October and November enforcement hearing heard 100 violations and 71 fines were recommended for a total of \$12,700.

## **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. Simpson. The ratification of email votes passed unanimously.
- B. Enforcement Action** – The covenant enforcement recommendations as amended were reviewed. A motion was made by Ms. McCowan and seconded by Mr. Simmons to adopt the recommendations as amended. The motion passed unanimously. The collection enforcement recommendations were reviewed. A motion was made by Ms. Thomas and seconded by Mr. Simmons to adopt the collection recommendations as presented. The motion passed unanimously.
- C.** Shauna McCowan is the Paint Committee Chairperson. The Board discussed David W attendance issues for committees. Board will send letter. Greenbook meeting for 12/5/19 cancelled.
- D. Homeowner Requests:**
  - i.** 20250 E 42<sup>nd</sup> - Appeal commercial vehicle violation.
  - ii.** 18901 Mitchell Place - Appeal fines.
- E. EXECUTIVE SESSION** – The Board went into an executive session at 6:57 pm. To discuss pending legal matters and recommendations of counsel. The Board came out of executive session at 7:44 pm.
- F. ADJOURNMENT** – The meeting was adjourned at 7:50 pm.