

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES

April 20, 2020

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on April 20, 2020 virtually via Skype. The meeting was called to order at 6:00 p.m. A quorum was established with the following Board Members in attendance: Shelly Jenks, President; Rose Thomas, Vice-President; Shawna McCowan, Director; and Evan Simmons, Director; David Brown, Director; Alvina Ferguson, Secretary/Treasurer, and Mary Simpson, Director.
  - A. **Homeowners, Residents and Property Managers Present:**
  - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; Yvette Anderson,
- II. **PUBLIC COMMENT**
  - A. **Police Report: None**
  - B. **Denver City Councilwoman Gilmore Report: None**
  - C. **Citizen’s Advisory Board Report: None**
  - D. **Public Comment: None**
- III. **DISTRICT DELEGATE REPORTS – None**
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES – None**
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the March, 2020, Board meeting were reviewed. Ms. McGowan made a motion to approve, seconded by Ms. Jenks. Motion passed unanimously.
- VI. **FINANCIAL REVIEW**
  - A. **Financials** – The March financials were reviewed. Total cash balance in the operating account is roughly \$774,841.15. Ms. Thomas made a Motion, seconded by Ms. McGowan, to approve as presented. Motion passed unanimously.
  - B. **April Hearing Recommendations: None.**
- VII. **HOA MANAGEMENT REPORT** – The HOA Management report for March was presented. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on May 18, 2020 at 6:00pm. and again will

be held telephonically.

**VIII. ASSOCIATION BUSINESS –**

- A. Ratification of Email Votes** – The Board ratified votes held by email. Ms. Thomas made a Motion to approve ratification of votes via email. Ms. Simpson seconded. The Motion passed unanimously.
- B. Enforcement Action** – The Board discussed beginning enforcement action again. Enforcement of covenant violations will resume.
- C. Homeowner Requests:**
  - i. 4692 Biscay** – Appealed fines

**IX. EXECUTIVE SESSION** – The Board went into an executive session at 6:26 p.m. to discuss recommendation from counsel on Green Book Changes. The Board came out of executive session at 8:55 p.m.

- A. Residential Improvement Guidelines and Site Restrictions (Green Book)** – The Board voted to adopt changes to the Green Book by the Committee with changes. Vote Tally attached.

**X. ADJOURNMENT** – The meeting was adjourned at 9:12 p.m.

## Green Book Voting Tally

- 1.13 approved - Mr. Simmons abstained
- 2.5 3 months to complete - approved
- 2.6 must submit pics - approved
- 2.7 plus photographs - approved
- 3.2 approved
- 3.3 approved
- 3.6 approved
- 3.10 approved
- 3.15 approved
- 3.15 changed to mid-march - approved
- 3.16 approved
- 3.22 approved
- 3.25 approved
- 3.26 changes discussed - vote delayed for more discussion.
- 3.28 second level deck prohibited - approved
- 3.31 approved
- 3.33 approved
- 3.37 approved
- 3.46 approved
- 3.52 approved
- 3.54 approved
- 3.57 approved
- 3.62 approved
- 3.63 approved
- 3.65 approved
- 3.68 approved
- 3.85 approved
- 3.87 approved
- 3.94 approved
- 3.96 approved

3.99 approved

3.106 discussion; adjourned for more information.

**3.26 Commercial Vehicles** This section has been altered in its entirety. Please refer to the Green book.

**3.28 Decks (new or replacement).** A deck should be located so as not to obstruct or diminish the view or create an unreasonable level of noise for adjacent property owners. Construction of decks over a slope area is discouraged and is generally not permitted.

**3.31 Doors.** Garage doors must be painted the same color as the body of the house, unless the ARC has approved an exception to paint it the trim or accent color.

**3.33 Driveways.** All driveway extensions, expansions or resurfacing must be done using concrete and must match existing driveway

**3.37(c)(3) Fences.** Front yard property line fencing is not allowed, with the exception of areas of the front yard that are adjacent to parks or open spaces. In these cases, height limitation is three and one half feet (3 1/2'). Design must be similar to that shown in Figure 6.

**3.46 Gazebos.** A gazebo is an open structure. If submitted approval for an enclosed structure, it would be considered an accessory building, not a gazebo.

**3.52 Inoperable Vehicles.** The Association will no longer submit violations for missing license plates and/or expired tags. Any such issues, can be directly reported to the City of Denver by calling 3-1-1.

**3.85 Sprinkler Systems.** ARC approval is required for rain barrels. Rain barrels must comply with government regulations. In addition, they should be located in the rear or side yard and screened from street view at ground level.

**3.87 Statues/Ornaments.** no more than 3 statues following the guidelines will be allowed in the front yard

**3.99 Unsightliness.** Vehicles that are not stored in an enclosed garage, should be kept in good repair (e.g. not more than 25% of a vehicle with damage, rust, paint chipping, fading, etc.)

**3.106** All windows that can be opened must be covered by a screen, unless ARC approval is granted for an alternative design (i.e Juliet balconies) which would not require screens in place.

Other Changes to sections: **3.2(e), 3.6, 3.10, 3.14, 3.22, 3.25, 3.28(b)(2), 3.37(c)(2), 3.52(a), 3.54(d)(e), 3.62(a), 3.63(e), 3.65, 3.68, 3.94 and 3.96.**

# **Master Homeowners Association for Green Valley Ranch**

## **SPECIAL BOARD MEETING MINUTES**

**April 20, 2020**

- I. ESTABLISH A QUORUM** – A Special Board Meeting of the Master Homeowners Association for Green Valley Ranch was held on May 5, 2020 virtually via Skype. The meeting was called to order at 6:00 p.m. A quorum was established with the following Board Members in attendance: Shelly Jenks, President; Rose Thomas, Vice-President; Shawna McCowan, Director; and Evan Simmons, Director; David Brown, Director; Alvina Ferguson, Secretary/Treasurer, and Mary Simpson, Director.
  - A. Homeowners, Residents and Property Managers Present:** Micaela Duffy, GVR Metro District Manager.
  
- II. RESIDENTIAL IMPROVEMENT GUIDELINES AND SITE RESTRICTIONS (GREEN BOOK)** - The following provisions were reviewed and approved with changes.
  - A.** 3.26 Commercial Vehicles – Motion to approve was made by Shelly Jenks for vote on Version A or B of the Commercial vehicle policy as proposed. Ms. McGowan Seconded. Vote was 6 on favor of Version A and Ms. Thomas in favor of version B.
  
  - B.** 3.106 Window Coverings Motion to approve was made by Shelly Jenks for vote on Version A, B or C of the 3.106 policy as proposed. Ms. Simpson Seconded. There were 5 votes for version A. Ms. Jenks Abstained. Ms. McGowan voted for version C.
  
- III. ADJOURNMENT** – The meeting was adjourned at 6:35 p.m.