

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES

October 21, 2019

**I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on October 21, 2019 at the GVR Metropolitan District Office, located at 18650 E 45th Ave, Denver, CO 80249. The meeting was called to order at 6:01 p.m. A quorum was established with the following Board Members in attendance: Evan Simmons, Director; Alvina Ferguson, Director; Rose Thomas, President; Mary Simpson, Director; and David Brown, Director. A motion was made by Alvina Ferguson to excuse Shawna McCowan, Director, and Shelly Jenks, Secretary and Treasurer. The motion was seconded by Evan Simmons and passed unanimously. Announcement was made that Andy Sparling has stepped down from his position as Vice President. He was thanked for his service and new Board Member David Brown was introduced.

**A. Homeowners, Residents and Property Managers Present:** Garry Eubanks; Mohammed Said; Arturo Ramirez; Liecst Reishie; Katherine White; and Sisai Tessemi.

**B. Others Present:** Micaela Duffy – GVR Metro District Manager; Magen Elenz from Councilwoman Gilmore’s Office; and Rachel Griber from the Denver International Airport;

## II. ELECTION OF OFFICERS

**A.** A Motion was made by Rose Thomas to elect Shelly Jenks as President. Alvina Ferguson seconded the Motion and the Motion passed unanimously.

**B.** A Motion was made by Rose Thomas to elect Alvina Ferguson as Treasurer. Mary Simpson seconded the Motion and the Motion passed unanimously.

**C.** A Motion was made by Alvina Ferguson to elect Rose Thomas as Vice President. Mary Simpson seconded the Motion and the Motion passed unanimously.

## III. PUBLIC COMMENT

**A. Police Report:** The police department provided a written report, which stated aggravated assaults in the area are down, burglaries and auto theft are down and simple assault has gone up.

**B. Denver City Councilwoman Gilmore Report:** Magen Elenz reported that Lieutenant West is moving to the airport and a new lieutenant will come by to introduce himself. The GVR indoor pool meeting is November 13<sup>th</sup> for the new pool at the rec center (in design phase). Opportunity for community to make requests for what they want to see at the new pool. The Mayor presents a bill to counsel next month to raise minimum wage in Denver to \$15/hr.

**C. Citizen's Advisory Board Report:** None

**D. Public Comment:** Katherine White – Home at 42<sup>nd</sup> and Picadilly, hears gunshots, calls police and generally gets the feeling the police don't appreciate her calls. Sees a lot of commercial vehicles parked along her street next to the open field, code enforcement is not responsiveness enough. Witnesses lots of speeding in cars and ATVs. Hears very loud mufflers that she believes to be illegal. The Board recommended that this Owner reach out to Stacie Gilmore's office.

**E.** Rachel with Denver International Airport – doesn't live in the community but came in to introduce herself as a resource from the airport.

**IV. DISTRICT DELEGATE REPORTS** – None

**V. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None

**VI. BOARD MEETING MINUTES APPROVAL** – The minutes from the September 16, 2019 Board meeting were reviewed. Alvina Ferguson made a motion to approve, seconded by Evan Simmons. David Brown abstained. The Motion passed unanimously.

**VII. FINANCIAL REVIEW**

**A. Financials** – The September financials were reviewed, including write-offs, which totaled \$17,303.49 in board write-offs and \$1,819.96 in attorney write-offs. Total cash balance in the operating account is roughly \$780,085.38. Alvina Ferguson made a Motion, seconded by Mary Simpson, to approve as presented. Motion passed unanimously.

**B. October Hearing Recommendations:** The hearing recommendations were adopted via email.

**VIII. HOA MANAGEMENT REPORT** – The HOA Management report for September was presented. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on December 2, 2019 at 6:00pm. There is no Board Meeting in November. The HOA had contact with 1,572 members in September; the Board reviewed 59 ARC requests. The September enforcement hearing heard 292 violations and 190 fines were recommended for a total of \$42,300.

**IX. ASSOCIATION BUSINESS** –

**A. Ratification of Email Votes** – The Board ratified five votes held by email. A motion was made by Mary Simpson and seconded by Alvina Ferguson. The ratification of email votes passed unanimously. David Brown abstained.

**B. Enforcement Action** – The covenant enforcement recommendations as amended

were reviewed. A motion was made by Rose Thomas and seconded by Evan Simmons to adopt the recommendations as amended. The motion passed unanimously. The collection enforcement recommendations were reviewed. A motion was made by Mary Simpson and seconded by Alvina Ferguson to adopt the collection recommendations as presented. The motion passed unanimously.

**C. Budget Approval** – A proposal was made for an addition to the budget for \$8,800 to pay for continued sponsorship of the summer Farmers Market and to reduce Board Member write-offs by the same amount. Rose Thomas made a Motion to approve and Alvina Ferguson seconded. The Motion passed unanimously.

**D. Homeowner Requests:**

- i.** Arturo Ramirez – 4480 Iron Street: Commercial vehicle is for daily personal use for a large family, sign and image printed on the vehicle has been removed, vehicle has handicap access for aging mother.
- ii.** Liecst Reishie – 4374 Jebel Street: Violations are cured, has outstanding fines but violations were cured three years ago.
- iii.** Garry – 4053 Fundy Street: Shed was approved but size is a few inches bigger in length and height than what was planned (106 inches tall at the point but it's on a hill), neighbors provided input and approve of the size (provided copies of letters from neighbors).
- iv.** Mohammed Said – 19778 E 47<sup>th</sup> Drive: Just purchased this house. \$3,900 fee from previous homeowner. Needs to replace grass, previous owner put in sod but didn't water it. Requested extension. There was an Escrow Agreement. Would like documentation of all fines. Neighbor has inoperable vehicle and would like to request any fines for that be waived.

**E. EXECUTIVE SESSION** – The Board went into an executive session at 7:09 pm. The Board came out of executive session at 7:34 pm.

**F. ADJOURNMENT** – The meeting was adjourned at 7:34 pm.