

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

February 24, 2020

- I. **ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on February 24, 2020 at the GVR Metropolitan District Office, located at 18650 E 45th Ave, Denver, CO 80249. 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; Alvina Ferguson, Secretary/Treasurer; Mary Simpson, Director; Evan Simmons, Director; and David Brown, Director.
 - A. **Homeowners, Residents and Property Managers Present:** Clifford Daugherty, Richard Howard, Phalla Chhea, Eric Becker, Christopher Turner, Choeun Chea, Pedro Mercado, Sergio Cobos, Nicole Ford, Gabriel Evangelista, Jesse Garcia, Afeworki Tesfaslasie, and Vanessa Brooks.
 - B. **Others Present:** Micaela Duffy – GVR Metro District Manager; Eric Gravenson, District 3 Delegate; Shelly Jenks, District 17 Delegate; Mark Golberg of Stratton Solutions, a real estate developer; and Magen Elenz from Councilwoman Gilmore’s Office.
- II. **PUBLIC COMMENT**
 - A. **Police Report:** None
 - B. **Denver City Councilwoman Gilmore Report:** Megan, chief of staff for Stacy Gilmore, encourages everyone to attend planning meeting for development of shopping center. online census 2020 starts in March at 2020census.gov, 56 and Pena interchange construction for designated turn lanes will happen before 56 Peoria to Pena in 2021 and 2022. Property tax relief program accepting applications through April 30th (65 and older, disability, certain income threshold) to get refund for some property tax and counts for rent too. The curb cutting in the community is mandated by federal guideline for ADA.
 - C. **Citizen’s Advisory Board Report:** None
 - D. **Public Comment:** Stratton Solutions – Mark Golberg – Real Estate developer presents development plan to include retail and grocery planned for completion in Fall, 2021. Donna Morganstern running for Board of Education for congressional district 1.

III. DISTRICT DELEGATE REPORTS

- A. Eric Gravenson, District 3** – Social Media buzz regarding shortcomings of Montbello Post Office, 30-40 responses to someone complaining about late mail deliveries at 8:00-9:00 at night, packages never being delivered, parking issues at the branch and long lines, homeowners try to register a complaint but deal with very long hold times, multiple transfers and difficulties communicating. Councilwoman Gilmore representative says the post office is a federal representative issue.

IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES – None

- V. BOARD MEETING MINUTES APPROVAL** – The minutes from the December, 2019 Board meeting were reviewed. Shawna McCowan made a motion to approve, seconded by Mary Simpson. Motion passed unanimously.

VI. FINANCIAL REVIEW

- A. Financials** – The November, December and January financials were reviewed, including write-offs, which totaled \$64,248.23 in board write-offs and \$6,991.48 in attorney write-offs. Total cash balance in the operating account is roughly \$768,000.00. Mary Simpson made a Motion, seconded by Shawna McCowan, to approve as presented. Motion passed unanimously.

- B. December and January Hearing Recommendations:** The hearing recommendations were adopted via email.

- VII. HOA MANAGEMENT REPORT** – The HOA Management report for January was presented. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on March 16, 2020 at 6:00pm. The HOA had contact with 1,303 members in January; the Board reviewed 36 ARC requests. The January enforcement hearing heard 168 violations and 104 fines were recommended for a total of \$13,800. No mailbox replacements in January.

VIII. ASSOCIATION BUSINESS –

- A. Ratification of Email Votes** – The Board ratified 6 votes held by email. A motion was made by Alvina Ferguson and seconded by Shawna McCowan. The ratification of email votes passed unanimously.

- B. Enforcement Action** – The covenant enforcement recommendations as amended were reviewed. A motion was made by Shawna McCowan and seconded by Shelly Jenks to adopt the recommendations as amended. The motion passed unanimously. The collection enforcement recommendations were reviewed. A motion was made by Rose Thomas and seconded by Alvina Ferguson to adopt the collection recommendations as presented. The motion passed unanimously.

C. Homeowner Requests:

- i. Clifford Daugherty, 19383 E Chaffee Place – Commercial vehicle in driveway, requests exception due to a handicap and, if denied, will request that the city put a handicap sign in the front yard.
- ii. Richard Howard, 4383 N Lisbon Street – Initially was granted an extension to fix driveway. Did not notify HOA when violation was fixed. Requests waiver of fines.
- iii. Phalla Chhea, 4562 N Biscay Street – Violations corrected. Requests waiver of fines.
- iv. Eric Becker, 21114 E Scott – Installed decorative lights on the Property which the HOA considered holiday decorations. Lights removed. Requesting fine of \$250 for ARC committee be removed.
- v. Christopher Turner, 4321 Dunkirk – Submitted appeal for fines.
- vi. Choeun Chea, 19277 E 39th Ave – Requesting reduction in fine of \$2,486.
- vii. Pedro Mercado, 20754 E 38th Place – Appeal submitted.
- viii. Sergio Cobos, 4588 N Espana Way – Requesting exception to keep work vehicle on the property.
- ix. Nicole Ford, 4300 N Genoa Street – Driveway has now been repaired. Received lawsuit for attorney fees/costs. Requesting waiver.
- x. Gabriel Evangelista, 18666 E 46th Place – Selling the home and purchasing another within the Association. Appealing the fines.
- xi. Jesse Garcia, 21103 E 42nd Ave – Appealing fines for corrected violations.
- xii. Afeworki Tesfaslasie, 4315 Malaya Street – He accidentally killed the grass with weed killer. Has been making attempts to fix the lawn. Concerned that both neighbors don't have grass. Requesting waiver of attorney fees.
- xiii. Vanessa Brooks, 20898 E Scott Cir – Submitted an appeal of fines.

D. EXECUTIVE SESSION – The Board went into an executive session at 7:39 pm. The Board came out of executive session at 8:46 pm.

E. FORECLOSURE RECOMMENDATIONS – Rose Thomas made a motion to approve moving recommended files to foreclosure. Motion was seconded by Alvina Ferguson. Shawna McCowan abstained. The motion passed unanimously.

F. LEGAL TURNOVERS FOR OLD HOMEOWNERS – Rose Thomas made a motion for a write-off of prior owner fines in amounts under \$1,000 and to turn over fines over \$1,000 for collections. Motion seconded by Alvina Ferguson. Shawna McCowan abstained. Motion passed unanimously.

G. PAINT BOOK – The ARC has approved some colors outside the green book but Sherwin Williams will not add to the book. Motion made by Rose Thomas to make no changes to the book at this time. Alvina Ferguson seconded. Shawna McCowan abstained. Motion passed unanimously.

H. ADJOURNMENT – The meeting was adjourned at 8:47 p.m.