

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

September 16, 2019

- I. **ANNUAL MEETING – QUORUM** – The annual Board meeting of the Master Homeowners Association for Green Valley Ranch was held on September 16, 2019 at the GVR Recreation Center located at 4890 Argonne Way, Denver, CO 80249. The meeting was called to order at 6:17 p.m. A quorum was not established.

- II. **ESTABLISH A QUORUM** – The regular Board meeting was called to order at 6:25 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, President; Andy Sparling, Vice-President; Shelly Jenks, Secretary and Treasurer; Shawna McCowan, Director; Alvina Ferguson, Director; Mary Simpson, Director; and Evan Simmons, Director.
 - A. **Homeowners, Residents and Property Managers Present:** Fronzo Gilkey, District 2; Eric Gravenson, District 3; Yvette Anderson, District 5; Fred Hales, District 9; Mary Simpson, District 14; Shally Jenks, District 17; and Reuben Espinosa, District 24; Ronnie Calloway; Christine Kowate; Leann Robinson; Darryl Brooks; Cole Haddock; Earleen Brown; Gershun Cooper Bonner; Aimal Formully and Henry Barela.
 - B. **Others Present:** Micaela Duffy – GVR Metro District Manager

- III. **PUBLIC COMMENT**
 - A. **Police Report:** NONE
 - B. **Denver City Councilwoman Gilmore Report:** NONE
 - C. **Citizen’s Advisory Board Report:** NONE
 - D. **Public Comment:** NONE

- IV. **DISTRICT DELEGATE REPORTS** – NONE

- V. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – NONE

- VI. **BOARD MEETING MINUTES APPROVAL** – The minutes from the August 19, 2019 Board meeting were reviewed. Andy Sparling made a motion to approve, seconded by Shawna. Motion passed unanimously.

- VII. **FINANCIAL REVIEW**

- A. **Financials** – The August financials were reviewed, including write-offs, which totaled \$7,408.70 in board write-offs and \$1,761.30 in attorney write-offs. Total cash balance in the operating account is roughly \$750,000. Andy Sparling made a motion, seconded by Shelly Jenks to approve as presented. Motion passed unanimously.
- B. **September Hearing Recommendations:** Motion made by Shawna McCowan to adopt the hearing recommendations and seconded by Andy Sparling. Motion passed unanimously.

VIII. HOA MANAGEMENT REPORT – The HOA Management report for August was presented. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on October 21, 2019 at 6:00pm. The HOA had contact with 1,934 members in August; the Board reviewed 56 ARC requests. The August enforcement hearing heard 507 violations and 304 fines were recommended for a total of \$60,400.

IX. ASSOCIATION BUSINESS –

A. **Ratification of Email Votes** – The Board ratified two votes held by email. A motion was made by Rose Thomas and seconded by Mary Simpson. The ratification of email votes passed unanimously.

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

C. **Homeowner Requests:**

- i. Ronnie Calloway – Power washing and staining of the fence has been completed.
- ii. Gershun Cooper Bonner – 20728 E 43rd Ave – Reduced fine of \$50 paid two years ago for painting the wrong color.
- iii. Aimal Formully – No one was home to cut the grass while he was in Afghanistan. He fixed the violations upon return. Fines were reduced. Requested a copy of the rules.
- iv. Henry Barela – 20250 E 42nd Ave – Asked if he covers the logos with magnets and takes off the ladders if he can keep the truck parked on the Property.

D. **Executive Session** – The Board went into an executive session at 6:54 pm. The Board came out of executive session at 7:30 pm.

E. Alvina Ferguson made a Motion to allow the Farmer’s Market to be run by an outside organization and that organization to keep the profits. Motion was seconded by

Shawna McCowan and passed unanimously.

F. Mary Simpson made a Motion to approve homeowner requests. Motion was seconded by Alvina Ferguson and passed unanimously.

G. Shelly Jenks made a Motion to approve purchase of snacks for meetings expected to go longer than 2 hours. Shawna McCowan seconded and the Motion passed unanimously.

H. ADJOURNMENT – The meeting was adjourned at 7:31 pm.