

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

December 7, 2020

- I. ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on December 7, 2020, virtually via GotoMeeting. The meeting was called to order at 6:05 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, Vice-President; Mary Simpson, Director; David Brown, Director; Shelly Jenks, President; Ryan Bronco, Director. Alvina Ferguson, Secretary and Treasurer; and Shawna McCowan, Board Member, attended via telephone.
 - A. Homeowners, Residents and Property Managers Present:** Linda (last name unknown) of 20521 45th Ave. #15; Shay Jacobs of 4628 Andes Way #5; Rose Thomas, District 10 Delegate; and Mary Simpson, District 14 Delegate; Shelly Jenks, District 17.
 - B. Others Present:** Micaela Duffy, GVR Metro District Manager; Sabrina Foss-Stockwell, GVR Metro District Office Assistant
- 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 October, 2020, Board meeting were reviewed. Ms. Simpson made a motion to approve, seconded by Ms. Jenks. Motion passed unanimously.
- VI. FINANCIAL REVIEW**
 - A. Financials** – The October and November financials were reviewed. There were \$18,317.55 in Board write-offs and \$1,976.78 in Attorney write-offs totaling \$20,294.33. Ms. Jenks made a motion, seconded by Mr. Brown, to approve as presented. Motion passed unanimously.

VII. HOA MANAGEMENT REPORT – The HOA Management report for October and November was presented. Management had contact with 1944 owners, received 51 ARC requests, and sent 31 status letters. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on January 25, 2021 at 6:00 p.m. and again will be held telephonically.

VIII. ASSOCIATION BUSINESS –

A. Ratification of Email Votes – The Board ratified votes held by email. Ms. McCowan made a motion to approve ratification of votes via email. Ms. Jenks seconded. The motion passed unanimously.

B. Homeowner Requests:

- i.** 20521 E. 45th - Request appeal of fees and fines
- ii.** 4628 Andes Way - Request appeal of fees and fines

IX. EXECUTIVE SESSION – The Board went into an executive session at 6:41 p.m. The Board came out of executive session at 7:45 p.m.

A. There was a motion by Ms. McCowan to approve the Homeowner Request as amended. Ms. Ferguson seconded the motion. The motion passed unanimously.

B. There was a motion made by Ms. McCowan and seconded by Mr. Brown to approve Enforcement and Collection recommendations as modified.

X. ADJOURNMENT – The meeting was adjourned at 7:55 p.m.