



Master Homeowners Association for Green Valley Ranch

**BOARD MEETING MINUTES
GREEN VALLEY RANCH RECREATION CENTER
JANUARY 24, 2008**

- I. ESTABLISH A QUORUM** – Four of the seven Directors needed. T.J. Stone called the meeting to order at 5:30 p.m. A quorum was established with the following Board Members in attendance: T.J. Stone – President; Gary B. Haley – Vice President; Marlene Martin – Secretary/Treasurer; Norm Avery – Member at Large; Bill Talbert – Member at Large; Joanne True – Member at Large; and Olivia Chambers – Member at Large.

District Delegates Present: Dixie Witcher (District 5); Joanne True (District 8); Bill Helfrich (District 12); Walt Cross (District 16); Marlene Martin (District 19); and Gary B. Haley (District 21).

Homeowners and Residents Present: David Ray and Julie Cunningham.

Others Present: Rick Burman, Association Manager; and Rob Lego, Association Representative.

T.J. Stone welcomed those in attendance.

Agenda Approval – The Board of Directors reviewed the agenda and it was approved by consensus with no changes or additions.

- II. EXECUTIVE SESSION** – Chairman Stone entertained a motion to enter executive session to discuss matters subject to Delinquencies, Legal Issues, and to review the 2007 audits of Assessments and Violations. On a motion duly made, seconded and unanimously carried, the Board entered into executive session at 5:35 P.M. The Regular Board Meeting reconvened at 6:10 P.M.

III. HOMEOWNERS AND GUESTS TO ADDRESS THE BOARD –

- A. Demonstration of website** – Chairman Stone and Director Haley provided a demonstration of the Master HOA website www.gvrhoa.com. All areas of the website were shown to those present. Director Haley offered the owners/residents the opportunity to submit HOA pictures and/or suggestions for the website. There was a request to have the District Delegate information on the website. The Board thanked Director Haley for all of his work on the website.
- B. Homeowners or Residents to address the Board** – There were no homeowners to address the Board that were not already on the agenda.

C. District Delegate Reports

Bill Helfrich, District 12 Delegate, discussed the driveway curbs in his neighborhood. He indicated the driveway curbs in his area are too steep and are different than other neighborhoods. He requested that the HOA look into replacing the driveway curbs so that they are not as steep to drive over. The Association Manager agreed to review this issue.

D. General Correspondence – The Board reviewed the General Correspondence. There were no unanswered questions.

E. Other – There were no other items.

IV. DISCLOSE FINANCIAL AND/OR COMMON CONFLICT OF INTEREST ON AGENDA – There were no conflicts of interest disclosures for the approved agenda items.

V. BOARD MEETING MINUTES APPROVAL –

A. December 5, 2007 Board Meeting Minutes Approval – On a motion duly made, seconded and unanimously carried, it was resolved to approve the Board Meeting Minutes of December 5, 2007, as presented.

VI. FINANCIAL REVIEW

A. Approve December 2007 Cash Disbursements – After careful review and discussion, on a motion duly made, seconded and unanimously carried, it was resolved to approve the December 2007 cash disbursements, as presented.

B. Consider Auditor for 2007 - After careful review and discussion, on a motion duly made, seconded and unanimously carried, it was resolved to approve the 2007 audit contract from Griffin Consulting, P.C., as presented.

C. Investment Considerations – None were presented at this time.

D. Reconciliation of TOPS – Chairman Stone reviewed the reconciliation of TOPS (HOA software) with the Board.

E. Accept Audit of Assessments - After careful review and discussion, on a motion duly made, seconded and unanimously carried, it was resolved to accept the Audit of Assessments provided by Griffin Consulting, P.C., as presented.

- F. Accept Audit of Violations** - After careful review and discussion, on a motion duly made, seconded and unanimously carried, it was resolved to accept the Audit of Violations provided by Griffin Consulting, P.C., as presented.
- G. Other** – There were no other items.

VII. UNFINISHED BUSINESS

- A. Update on Covenant Enforcement Policy Proposal** – Chairman Stone reported that the policy draft was already approved by the Board and the HOA attorney was reviewing the draft. The HOA attorney will have the reviewed draft returned to the HOA by February 1, 2008. A public hearing will be held to review this policy at the February 28, 2008 Regular Board Meeting.
- B. Update on Delinquent Assessment Policy Proposal** – Chairman Stone reported that the policy draft was already approved by the Board and the HOA attorney was reviewing the draft. The HOA attorney will have the reviewed draft returned to the HOA by February 1, 2008. A public hearing will be held to review this policy at the February 28, 2008 Regular Board Meeting.
- C. Other** – There we no other items.

VIII. NEW BUSINESS

- A. Introduce New Manager** – Chairman Stone introduced Rick Burman as the new Association Manager. Rick talked about his experience (13 years of HOA management and co-owner of a management company), his family, and his excitement in working with the HOA and the Board. He thanked Chairman Stone and Rob Lego, Association Representative, for their help in introducing him to GVR and the HOA.
- B. Homeowner correspondence requesting Board response -**
 - 1. 4363 Lisbon St., Request for meeting** - This homeowner was not present. This item will be removed from Board consideration at this time.
 - 2. 4305 Ceylon St., Dispute** - This homeowner was not present. This item will be removed from Board consideration at this time.

3. **4452 Ensenada St., Dispute** - This homeowner was not present. This item will be removed from Board consideration at this time.
 4. **4360 Argonne St., Request for extension** – After careful review and discussion, on a motion duly made, seconded and unanimously carried, it was resolved to grant this homeowner an extension until June 1, 2008 to complete the landscaping project.
 5. **19551 40th Place, ARC Appeal** – This appeal will be heard at the meeting continuation on January 30, 2008 in order for the Board to review the appeal, color choices, and ARC Request documents.
- B. 2008 Meeting Calendar** – After careful review and discussion, on a motion duly made, seconded and unanimously carried, it was resolved to accept the 2008 Meeting Calendar, as presented.
- C. Rules and Site Restriction amendment-Fences** – After careful review and discussion, on a motion duly made, seconded and unanimously carried, it was resolved to accept the Rules and Site Restriction amendment on fences, as presented. This document will now be forwarded to the HOA attorney for review.
- D. Rules and Site Restriction amendment-Window air conditioning units** – After careful review and discussion, on a motion duly made, seconded and unanimously carried, it was resolved to accept the Rules and Site Restriction amendment on window air conditioning unit, as presented. This document will now be forwarded to the HOA attorney for review.
- E. Other** – There was no other new business.

IX. COMMITTEE REPORTS –

Architectural Review Committee – No report was presented. Future committee reports will appear under the management report.

Landscape Committee - No report was presented. Future committee reports will appear under the management report.

Website Committee – No report was presented. Future committee reports will appear under the management report.

Special Events Committee – Director True recapped the 2007 Holiday Lights Tour. The event was a great success and planning for the 2008 Holiday Lights Tour will begin soon. The Board thanked Director True, the committee, and all those who worked on this successful event. Future committee reports will appear under the management report.

Fine Structure Committee – No report was presented. Future committee reports will appear under the management report.

Other – Chairman Stone reported that each sub-association of GVR will have the opportunity to include a one-half (½) page summary of their minutes in the GVR newsletter. Chairman Stone also reported that homeowner/resident complaints must be filed in writing with the HOA.

- X. Continuation of Regular Meeting** – The Board discussed the procedural requirements to continue this public meeting to allow for additional review of the 19551 40th Place, ARC Appeal. By consensus, the meeting was not adjourned, but continued until January 30, 2008, beginning at 6:00 p.m. and continuing thereafter as necessary for the purpose of reviewing the 19551 40th Place, ARC Appeal.

The regular meeting of the Master Homeowners Association for Green Valley Ranch was reconvened at the GVR Metropolitan District Office, 18650 East 45th Ave, Denver, Colorado on January 30, 2008 with all Board members present and acting. The meeting was called to order by Chairman Stone at 6:00 P.M. Julie Cunningham, a Homeowner was present.

- A. 19551 40th Place, ARC Appeal** - The homeowner appealed to the Board about the paint colors she had submitted to the ARC. Prior to the Board meeting, the Board Directors inspected this house as well as others in the area to observe the color choices as presented. The Board discussed the appeal. After careful review and discussion, on a motion duly made, seconded and unanimously carried, it was resolved to grant a variance to this homeowner to paint the house with the 1st choice of colors presented and to add shutters as requested.

- XI. ADJOURNMENT** – There being no further business to discuss, and on a motion duly made, seconded and unanimously carried, it was resolved to adjourn the meeting at 6:30 P.M.

/s/ _____
Marlene Martin, Secretary