



Master Homeowners Association for Green Valley Ranch

**BOARD MEETING MINUTES  
GREEN VALLEY RANCH RECREATION CENTER  
FEBRUARY 28, 2008**

- I. ESTABLISH A QUORUM** – Four of the seven Directors needed. T.J. Stone called the meeting to order at 5:33 P.M. The Board of Directors went into Executive Session at 5:34 P.M. and came out of Executive Session at 6:03 P.M. A quorum was established with the following Board Members in attendance: T.J. Stone – President; Gary B. Haley – Vice President; Olivia Chambers – Member at Large; Norm Avery – Member at Large; Bill Talbert – Member at Large; and Joanne True – Member at Large. Marlene Martin – Secretary/Treasurer, was absent and her absence was considered excused.

**District Delegates Present:** Beverly Cribari (District 1); Paul Gilberto (District 2); Dixie Witcher (District 5); Joanne True (District 8); Walt Cross (District 16); Gary B. Haley (District 21); and Larry Nunez (District 23).

**Homeowners and Residents Present:** Les Alexander, Chuck Britton, Norma Cohn, James Davis, David Ray, and Tammy Surprenant.

**Others Present:** Betsy Taylor, Office Manager for the GVR Metropolitan District 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** - The Board of Directors convened into Executive Session at 5:33 P.M. and came out of executive session at 6:03 P.M. to start the general meeting.

**III. HOMEOWNERS AND GUESTS TO ADDRESS THE BOARD –**

- A.** District Delegate Reports and Correspondence – Gary Haley, District 21 Delegate, asked the Board to look into scheduling a “Clean-Up Day” where concerned citizens could go out with their neighbors and help remove trash and debris from some of the major streets in order to improve the resale value of homes within GVR. Joanne True suggested that we coordinate with the City and County of Denver to do ours on the same day they advertise their program.

Beverly Cribari, District 1 Delegate, wanted to talk about some continuing covenant violations and what steps the attorney take regarding these violations.

- B. Homeowners to address the Board** – There were no other homeowners to address the Board.
  - C. General Correspondence** – The Board reviewed the General Correspondence. There were no unanswered questions.
  - D. 2008 Meeting Calendar** – The HOA’s calendar of meetings has been updated on the website to reflect accurate times for the Annual District Delegate Convention and the Annual District Delegate Meeting.
  - F. Other** – There were no other items.
- IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – There were no conflicts of interest disclosures for the approved agenda items.
- V. BOARD MEETING MINUTES APPROVAL** –
- A. January 24, 2008 Board Meeting Minutes Approval** – On a motion duly made, seconded and unanimously carried, it was resolved to approve the Board Meeting Minutes of January 24, 2008, as amended.
  - B. February 19, 2008 Special Board Meeting Minutes Approval** – On a motion duly made, seconded and unanimously carried, it was resolved to approve the Special Board Meeting Minutes of February 19, 2008, as presented. Bill Talbert abstained from voting as he was not present at the meeting.
- VI. FINANCIAL REVIEW**
- A. Investment Considerations** – There are no CD’s maturing this month. Next month at the maturity of one, it will be closed and the funds transferred to the GVR Metropolitan District per Ballot Measure 5A.

- B. **Other** – There were no other items.

## VII. PUBLIC HEARING

- A. **Rules Policy** – The amended policy was reviewed by all in attendance and numerous comments were made. Specific sections were covered and explained to the audience by Chairman Stone. After careful consideration and review the motion was made, seconded and unanimously carried, to adopt the revised Enforcement of Covenants and Rules, Including Notice and Hearing Procedures and the Schedule of Fines Policy to be effective April 1, 2008.
- B. **Covenant Enforcement Policy** - The amended policy was reviewed by all in attendance and numerous comments were made. Specific sections were covered and explained to the audience by Chairman Stone. Public comment was heard by the Board. After careful consideration and review the motion was made, seconded and unanimously carried, to adopt the revised Association Covenant Enforcement Policy to be effective April 1, 2008.
- C. **Delinquency Policy** - The amended policy was reviewed by all in attendance. After careful consideration and review the motion was made, seconded and unanimously carried, to adopt the revised Delinquency Policy to be effective April 1, 2008.
- D. **Rules & Site Restrictions** - The amended policy was reviewed by all in attendance. There was lengthy discussion regarding the wording of Section 3.32, E(5) resulting in the word “non-abutting” being added to the text in line one (1) after the word “more” and before the word “four”. After careful consideration and review the motion was made, seconded and unanimously carried, to adopt the revised Residential Improvement Guidelines and Site Restrictions Policy as revised to be effective April 1, 2008.

## VIII. UNFINISHED BUSINESS

- A. **Adopt New Policies (per VII above)** - Chairman Stone confirmed with the Board the acceptance of the motions made above regarding these revised policies, as present or amended.
- B. **Other** – There were no other items.

**IX. NEW BUSINESS**

**A. Homeowner correspondence requesting Board response -**

1. **4363 Lisbon St., Dispute** - This homeowner was not present. The dispute has now become invalid and the homeowner owes all fines as previously established.
2. **4305 Ceylon St., Waive Fine** - This homeowner was not present. The fine waiver request has now become invalid and the homeowner owes all fines as previously established.
3. **4452 Ensenada St., Appeal** - This homeowner was not present. The fine waiver request has now become invalid and the homeowner owes all fines as previously established.
4. **20725 Mitchell Pl., Appeal** - This homeowner was present. He indicated that his main issue was the time frame he was *actually* given on his front lawn. Once his ARC request was approved, the homeowner had one (1) year to complete the work on his landscaping. Prior to the one (1) year allotment expiring, the homeowner was sent a letter about his hearing and was subsequently assessed a fine. Chairman Stone presented the chronological facts according to the homeowners file to the Board. It was determined that the homeowner was NOT given the full one year period to complete his landscaping improvements. After careful consideration and review the motion was made, seconded and unanimously carried, to release the lien on this property, and waive all current fines regarding this issue.
5. **3826 Ireland Ct., Appeal** - This homeowner was present. He stated he moved into his house in May of 2007 and inherited the landscaping issues. As the current homeowner, his first violation letter arrived in September 2007. Chairman Stone stated that pictures taken over the last six (6) months clearly show an effort is being made to remedy the violation. After careful consideration and review the motion was made, seconded and unanimously carried, to give the homeowner until June 30, 2008, to show adequate landscaping in the back yard. The current fine of \$300.00 will be waived if all is in compliance. A letter will be sent to the homeowner confirming the conditions of waiver.

- B. May 17, 2008 District Delegate Meeting** – Chairman Stone addressed the Board regarding how the homeowners should be notified about the Annual Delegate District Convention (the annual meeting of the Owners). After discussion it was agreed by consensus to use the May newsletter as the main means of communication. A District Delegate map, Owner proxy and Delegate Candidate form will be included as the center spread of the newsletter. It was also agreed that all currently “vacant” Districts will receive a separate postcard mailing to encourage participation in those Districts.
- C. Delegate Attendance** – Chairman Stone reminded the attendees that any District Delegate who had unexcused absences from three (3) consecutive Delegate meetings are in violation of the Bylaws, Section 5.2(d) are not qualified to serve as District Delegates. After Board review and per Bylaws, Section 5.2(e), the motion duly made, seconded and unanimously carried, to deem Delegate positions for Districts 13, 14, 15, 18 and 20 vacant. Letters will be sent to these delegates informing them of the vacancy per the Association’s Bylaws.
- D. March Public Forum** – In lieu of having a Board Meeting during the last month of each of the first three quarters of each year, the Board has decided to conduct a “Community Information Forum” where speakers will give presentations to the homeowners. Current speakers for the March 2008 Forum are Officer P.C. and representatives from Affordable Housing. Homeowners suggested that we try to get representatives from the following fields: Section 8 housing; HUD (foreclosures); and Landscaping. Postcards will be mailed to all homeowners to inform them of the three Community Information Forums (March, June and September) planned for 2008.
- E. Westwind Lawsuit** – The Board upheld its fiduciary duties by informing the owners at the meeting that the HOA was served lawsuit papers by Westwind Management, Inc. on Friday, February 15, 2008. The lawsuit requests \$162,000.00 in “revenues lost” including \$66,000.00 for the hiring of Molly Ryan and \$85,000.00 in collection costs of outstanding ledger balances. They also wish to assess an additional 45% interest since October 5, 2007. A notice to all homeowners will be placed in the April newsletter. On a motion duly made, seconded and unanimously carried, it was resolved to file a complaint for Replevin against Westwind Management, Inc. for the recovery of Association data files. On a motion duly made, seconded and unanimously carried to retain Preeo Silverman Green & Egle as special legal counsel in this matter and to sign their proposed engagement letter.
- F. Other** - There were no other items.

**X. COMMITTEE REPORTS –**

- A. ARC Committee** – Due to time constraints, committee reports were not made.
- B. Executive Committee** - Due to time constraints, committee reports were not made.
- C. Website Committee** – Due to time constraints, committee reports were not made.
- D. Special Events Committee** – Due to time constraints, committee reports were not made.
- E. Hearing Committee** - Due to time constraints, committee reports were not made.
- F. Fine Structure Committee** – There will be no report until early 2008.
- G. Other** - There were no other items.

- 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 8:03 P.M.

/s/  
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Marlene Martin, Secretary