



Master Homeowners Association for Green Valley Ranch

**BOARD MEETING MINUTES
GREEN VALLEY RANCH RECREATION CENTER
July 23, 2008**

- I. ESTABLISH A QUORUM** – Four of the seven Directors needed. T. J. Stone called the meeting to order at 5:35 P.M. A quorum was established with the following Board Members in attendance: T.J. Stone – President; Gary B. Haley - Vice President; Joanne True, Secretary/Treasurer; Olivia Chambers, Member at Large; Beverly Cribari, Member at Large; James Davis, Member at Large; Marlene Martin, Member at Large.

District Delegates Present – Beverly Cribari (District 1); Dixie Witcher (District 5); Richard Brown (District 7); 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 – Earleen Brown, Norma Cohn, Don Greer, Pamela Rabin, and Dorothy White.

Others Present – Brianna Davis - Newsletter Editor, Rob Lego – Association Representative and Andrew Pimental – District Manager for the GVR Metropolitan District.

Chairman 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 into executive session to discuss matters subject to Delinquencies and Legal Issues. 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 6:00 P.M.

III. HOMEOWNERS AND GUESTS TO ADDRESS THE BOARD -

- A. District Delegates Reports and Correspondence** – Beverly Cribari, District 1 Delegate, asked Mr. Pimental, GVR Metro District Manager, for a list of covenant violation in her district. Certificates in honor of attendance at Board meeting over the past year were given to those Delegates in attendance.

- B. Homeowners to address the Board** – Pamela Rabin addressed the Board regarding the current condition of homes in her neighborhood. She questioned if there was a way to more forcefully compel owners and renters to abide by the covenants. She suggested larger fines for violations, liens on properties, etc. She felt we just needed to get tougher on violators. Chairman Stone explained the new revised policies and process the HOA is using in 2008 to enforce covenants. He provided information that will be discussed at the August workshop of the Board and District Delegates. There was extensive discussion and input on these topics. The Board requested the newsletter advertise a request for volunteers to join not only the Community Enhancement Committee chaired by Michael George of the Metro District, but also the Architectural Review Committee and the Hearing Committee. Pamela gave her contact information to Mr. Pimental, GVR Metro District Manager, to forward to Mr. George as a member of the committee. No other homeowners addressed the Board.
- C. General Correspondence** – The Board reviewed the General Correspondence. There were no unanswered questions
- D. Other** – There were no other items

IV. CONFLICTS OF FINANCIAL OR COMMON INTEREST DISCLOSURES -
Director True stated she would be abstaining from voting on the Hearing Committee decisions as she served on the July 10, 2008 Hearing.

V. BOARD MEETING MINUTES APPROVAL -

- A. May 28, 2008 Board Meeting Minutes Approval** – On a motion duly made, seconded, and carried by a majority, with Directors Cribari and Davis abstaining, it was resolved to approve the Board Meeting Minutes of May 28, 2008 as corrected.

VI. FINANCIAL REVIEW

- A. June 2008 Financial Statements** – The unaudited financials for the period ending June 30, 2008 were reviewed. Director True suggested that this be tabled until August, as newly elected Secretary/Treasurer, she has not had a chance to discuss these payments with Micaela Duffy, GVR Metro District Accountant. It was agreed by consensus to table further review of the June 2008 Financial Statement.

- B. Financial Travel and Mileage Expense Policy** - Chairman Stone presented the proposed policy for use in reimbursement of travel and mileage costs to directors, delegates and committee members for official Association business. The Board agreed to add the requirement for those attending conferences and workshops to submit to the Board a maximum one page report within 30 days after travel. On a motion duly made, seconded and unanimously carried, it was resolved to approve the Financial Travel and Mileage Expense Policy as amended.
- C. Other** – There were no other items.

VII. ASSOCIATION MANAGERS REPORT

- A. Management Update** – Chairman Stone reported that the Association Manager Paul Habenstreit had resigned from the Metro District effective July 18, 2008. Under the current Management Agreement with the GVR Metropolitan District for management services, He also reported that Betsy Taylor had been appointed Interim Association Manager and that the position had been posted internally to GVR Metropolitan District employees. Ms. Taylor was the only applicant, and it was reported that she has been interviewed for the permanent position and an employment offer was being developed by the Metro District. Chairman Stone also reported that the Association Observer had also resigned from the Metro District. Ads for the Association Observer position had been placed on CraigsList and applicants were being interviewed by the District. The Board and public discussed if the title should remain Observer or be changed to Inspector as the term Observer may be ambiguous.
- B. Other** – There were no other items.

VIII. UNFINISHED BUSINESS

- A. Clarification on Hearing Rules** – Chairman Stone will discuss with the Association’s Attorney and update the Board at the August Board Meeting.
- B. Review Site Restrictions – Basketball hoops/Play Structures** – Chairman Stone will discuss with the Association’s Attorney and update the Board at the August Board Meeting.
- C. Other** - The Association’s Attorneys suggested the Board discuss and consider mediation to settle the Westwind lawsuit or proceed with a court action. On a motion duly made, second and unanimously carried, the Board approved mediation and directed Chairman Stone to inform the attorneys of the Boards desire to pursue mediation to settle the conflict.

IX. NEW BUSINESS

- A. Approval of Hearing Committee Decisions** – After careful review and discussion, on a motion duly made, seconded and carried by a majority, with Director True abstaining, the Board approved the July 10, 2008 Hearing Committee recommendations as presented.
- B. Fees and Fines Committee** – There was no report at this time.
- C. Community-Wide Garage Sale Report** - Advertisements were run in several newspapers, Craigslist and YourHub. The event appeared to be successful for all participants. It was reported that the Citizens Advisory Board (CAB) chairman suggested, at their recent meeting, that the various organizations in the area consider making all events open to the entire GVR community. Director Martin was asked to confirm meeting dates of the CAB and confirm that the public is welcome to attend.
- D. GVR Days Update** – Mr. Pimental, GVR Metro District Manager, was asked to confirm the letters requesting either monetary contributions or door prizes had been mailed. He was also asked to confirm the other arrangement had been completed such as the money requested for children’s prizes, food ordered and DJ services contracted and to provide an update to Director True.
- E. Consider Trade Name** - Chairman Stone reported that several trade names are available with the Secretary of State. After careful review and discussion, on a motion duly made, seconded and unanimously carried, it was approved that the following trade names be secured: Green Valley Ranch Homeowners Association; GVR Homeowners Association; GVR HOA; and Green Valley Ranch HOA.
- F. Consider Apollo Credit Contract** – There was no discussion of this item and this item was tabled until the August 2008 Board Meeting.
- G. Appointment to the ARC Committee** – After careful review and discussion, on a motion duly made, seconded and unanimously carried, Kelly Deering was appointed to the Architectural Review Committee.
- H. Consider SDA Conference** - Chairman Stone discussed the advantages of the Board’s attendance at the September 2008 annual conference of the Special District Association. The passage of Ballot Measure 5A approved collection of HOA assessments as a tax through the Metro District. The Board reviewed the conference materials and discussed the usefulness of the information that will be presented at the conference. After careful review and discussion, on a motion duly made, seconded and unanimously carried, it was approved for Board

members, that would have the opportunity, to attend the SDA conference in September.

- I. Other** - Chairman Stone discussed the mailing the GVR Metro District was putting out and asked the board to submit suggestions for the PRO and CON statements. They will be collectively sent to the GVR Metro District Manager as soon as possible for inclusion in the mailing. After careful review and discussion, on a motion duly made, seconded and unanimously carried, the Board resolved to support the completion of the Community Center. Chairman Stone announced that the Board and District Delegates would jointly meet at the GVR Recreation Center, 4890 Argonne Way, Denver, Colorado on Saturday, August 23 from 11:00 AM. To 2 P.M. to discuss and develop a 1-4 year strategic plan for the Association. There was no other new business.
- X. 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 8:15 P.M.

/S/
Joanne True, Secretary