



Master Homeowners Association for Green Valley Ranch

**BOARD MEETING MINUTES
GREEN VALLEY RANCH RECREATION CENTER
August 27, 2008**

- I. ESTABLISH A QUORUM** – Four of the seven Directors needed. T. J. Stone called the meeting to order at 5:40 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 (arriving at 5:45 P.M.); Olivia Chambers, Director; Beverly Cribari, Director; James Davis, Director; Marlene Martin, Director.

District Delegates Present – Beverly Cribari (District 1); Dixie Witcher (District 5); Joanne True (District 8); Marlene Martin (District 19); and Gary B. Haley (District 21).

Homeowners and Residents Present – Earleen Brown, Eric Gravenson, and Mary Schumer.

Others Present – Andrew Pimenthal, Metro District Manager.

Chairman Stone welcomed those in attendance.

Agenda Approval – The Board of Directors reviewed the agenda and it was approved by consensus after moving Homeowner comments to the end of the meeting, time permitting.

- 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 5:40 P.M. The Regular Board Meeting reconvened at 6:05 P.M.

III. HOMEOWNERS AND GUESTS TO ADDRESS THE BOARD -

- A. District Delegates Reports and Correspondence** – Beverly Cribari, District 1 Delegate, noted that as of this date she had not received her requested information. Director True will follow up on this.
- B. Homeowners to address the Board** – There was no time available for Homeowner comments after the business section of the meeting.

C. **General Correspondence** – The Board of Directors reviewed the general correspondence prior to the meeting. There were no unanswered questions.

D. **Other** – There were no other homeowners or residents to address the Board.

IV. **CONFLICTS OF FINANCIAL OR COMMON INTEREST DISCLOSURES** - Director True abstained from voting on the Hearing Committee decisions as she served on the August 13, 2008 Hearing.

V. **BOARD MEETING MINUTES APPROVAL** -

A. **July 23, 2008 Board Meeting Minutes Approval** – On a motion duly made, seconded, and unanimously carried, the Board resolved to approve the Board Meeting Minutes of July 23, 2008 as corrected.

VI. **FINANCIAL REVIEW**

A. **July 2008 Financial Statements** – The Board of Directors carefully reviewed the unaudited July 2008 Financial Statement. Director True met with Micaela Duffy, GVR Metro District Accountant, to review Association payments. Director True also reviewed the allocation basis for expenses, which allocates expenses between the Association and the Metro District. On a motion duly made, seconded, and unanimously carried, the Board resolved to approve the July 2008 Financial Statement, subject to final audit.

B. **Other** – There was no other financial business to be conducted.

VII. **ASSOCIATION MANAGERS REPORT**

A. **Management Update** – No report was presented to the Board for review.

B. **Committee Updates** – The current list of committees and committee membership was presented by Chairman Stone. After careful review and discussion, on a motion duly made, seconded and approved, carried by the majority vote of four in favor, one vote not in favor, and two abstentions, the Board resolved to approve the current list of committees as revised.

C. **Other** – There were no other items.

VIII. UNFINISHED BUSINESS

- A. **Clarification on Hearing Rules** – Chairman Stone stated this item is still being reviewed by the attorney and the Board should have an update at the October meeting.
- B. **Review Site Restrictions – Basketball hoops/Play Structures** – Chairman Stone stated this item is still being reviewed by the attorney and the Board should have an update at the October meeting.
- C. **June 2008 Financial Statement** – This item was approved within the July 2008 Financial Statements and therefore no additional discussion was necessary.
- D. **Consider Trade Names** – All trade names should be finalized prior to the reservation deadline.
- E. **Consider Apollo Credit Contact** – No further action was taken on this item.
- F. **Other** – There was no other unfinished business to conduct.

IX. NEW BUSINESS

- A. **4384 Jebel St. ARC Appeal** – This item was tabled until the September 11, 2008 special board meeting since there was no representative for this address and the Board required additional information. The Board requested the Interim Association Manager report on the status of other addresses mentioned in the correspondence.
- B. **Hearing Recommendations of August 13, 2008 Approval** – This item was tabled until the September 11 meeting as there were several questions regarding the Hearing Committees recommendations.
- C. **Report GVR Days August 16** – The Board discussed future alternatives for inclement weather. Suggestions included: utilizing local food vendors for food-on-demand instead of contracting for a set amount of food; renting a large tent to house the food and participants in inclement weather; and providing a pool party without providing food. There were no unanswered questions
- D. **Home of the Month Proposal** – After review and discussion, on a motion duly made, seconded and unanimously approved, the Board resolved to accept the proposal.

- E. Metro District Community Center** – Chairman Stone reported that the Metro District Board approved the delay of the construction of the community center for up to 24 months.
- F. Update on August 23, 2008 Strategic Planning Workshop** – Chairman Stone reviewed the workshop agenda and activities. There will be a call for volunteers to serve on committees at the September Public Information meeting. There were no unanswered questions.
- G. Foster Graham Contract** – On a motion duly made, seconded and unanimously approved, the Board resolved to approve the engagement agreement with this law firm, which will work with Special Council regarding ballot measure 5A issues.
- H. Update Newsletter for Metro District** – There was no discussion on this item
- I. Special Board Meeting for Audit** – The Board approved by consensus to convene a Special Board Meeting September 11, 2008 to review and approve the 2007 audit.
- J. Consider 21151 E 46th Ave. request for 2nd Kitchen** – After review and discussion, by consensus, the Board agreed to respond to the City of Denver with the Association’s concerns regarding this request.
- K. Consider Newsletter/Committee Policy** – This item was tabled until the September 11 meeting. Chairman Stone will provide the current policy prior to the September 11 meeting.
- L. Other** – After careful review and discussion of mediation expenses for the Westwind lawsuit, on a motion duly made, seconded and unanimously approved, the Board resolved to approve up to \$3,000 for mediator expenses. At the end of the meeting some of the remaining door prizes from GVR Days were raffled.
- 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