



Master Homeowners Association for Green Valley Ranch

**SPECIAL BOARD MEETING MINUTES
GREEN VALLEY RANCH RECREATION CENTER
October 7, 2008**

- I. ESTABLISH A QUORUM** – Four of the seven Directors needed. T. J. Stone called the meeting to order at 6:10 PM. A quorum was established with the following Board Members in attendance: TJ Stone, President; Gary B. Haley, Vice President; Joanne True, Secretary/Treasurer; James Davis, Director; Marlene Martin, Director; Olivia Chambers, Director (arrived at 6:12 PM). Beverly Cribari, Director was excused for cause.

District Delegates Present – Joanne True (District 8); Marlene Martin (District 19); and Gary B. Haley (District 21).

Homeowners and Residents Present – Reg Jones.

Others Present – No others were present.

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. CONFLICT OF FINANCIAL AND/OR COMMON INTEREST DISCLOSURES** – There were no conflicts of interest disclosures for financial items.

III. UNFINISHED BUSINESS

A. 4384 Jebel ARC Decision Appeal – The owner of 4384 Jebel discussed their request for a variance request to install a vinyl fence. After review and discussion, on a motion duly made, seconded, and unanimously carried, it was agreed to approve the fence in vinyl subject to color. The Homeowner must submit color options to the Board by November 30, 2008 for Board approval.

B. September 10, 2008 Hearing Committee Recommendations – After review and discussion, on a motion duly made, seconded, and unanimously carried the Board resolved to approve the September 10, 2008 recommendations as submitted.

C. Other – There was no other unfinished business to conduct.

IV. DIRECTOR ITEMS - There was extensive discussion on what options might be available to improve the aesthetics of the community. Director Chambers recommended having an article in the newsletter regarding resident's responsibility to clean up after their dogs including along the Highline Canal. It was recommended that the Association Manager send a letter to Denver Parks and Recreation requesting ample dog waste stations be installed at the proposed dog park being designed at East Ranch Park.

V. NEW BUSINESS

A. Property Foreclosure Policy – The Board discussed the topic, which addresses residents' demand for action on many owners blatantly ignoring the covenants. The Board requested legal advice on foreclosing on a property in the Association that has a lien for covenant violations/delinquent assessments. The Board agreed by consensus to review additional information at a future meeting. The Board requested staff provide additional report using Accounts Receivable information where: 1) the account should have activity since January 2007 and 2) the account balance is over \$2,000.

B. Registered Neighborhood Organization Request – The Association received notification of an application for a liquor license requested by the owners of the 7-11 to be located West side of Tower and 47th Avenues. After review and discussion, the Board agreed by consensus that the Association would take no position nor respond to this request.

The Association received notification of an application for a large day care centered. After review and discussion, on a motion duly made, seconded, and unanimously carried, it was approved to submit the Association's objection to application based upon the fact the home is located in the middle of single family homes and concern regarding the number of children.

VI. EXECUTIVE SESSION - On a motion duly made, seconded, and unanimously carried, it was approved to enter into executive session to discuss legal matters at 7:35 P.M. The Regular Board Meeting reconvened at 7:55 P.M.

VII. 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 8:00 P.M.

/s/

Joanne True, Secretary