



Master Homeowners Association for Green Valley Ranch

**BOARD MEETING MINUTES
GREEN VALLEY RANCH RECREATION CENTER
December 3, 2008**

- I. ESTABLISH A QUORUM** – Four of the seven Directors needed. T. J. Stone called the meeting to order at 6:10 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, Director; Beverly Cribari, Director; James Davis, Director; Marlene Martin, Director. The Denver Fire Department evacuated everyone from the building from 6:23 P.M. to 6:35 P.M. to inspect the building for a possible gas leak.

District Delegates Present – Beverly Cribari (District 1); Don Greer (District 3); Dixie Witcher (District 5); Richard Brown (District 7); Joanne True (District 8); John Smith (District 10); Walt Cross (District 16); Marlene Martin (District 19); and Gary B. Haley (District 21).

Homeowners and Residents Present – Heather Allen; Rodney Baxley; Earleen Brown; Laura Caron; Eric Gravenson; Elaine Smith; and Michelle Sykes Thomas & James Thomas.

Others Present – Dennis Gallagher, Denver City Auditor; Earleen Brown, GVRMD Board President; Anthony Noble, GVRMD Board Treasurer; Mary Schumer; GVRMD Board Secretary; Chuck Britton, GVRMD Board Director; Andrew Pimental, GVRMD District Manager; Betsy Taylor, HOA Association Manager; and Beatriz Avila, Association Observer.

Chairman Stone welcomed those in attendance. It was noted for the record that the GVR Metropolitan District Directors created a quorum of their Board without notice to the public present.

Agenda Approval – The Board of Directors reviewed the agenda and it was approved by consensus with an addition to IX. New Business, H. was changed to “Consider 20881 E. 42nd Ave. Payment Plan” and IX. New Business, I. became “Other.”

- II. EXECUTIVE SESSION** – Vice President Haley entertained a motion to enter into Executive Session to discuss matters subject to the District’s Response to the 20-day Notice, Accounts Receivable Aging and other 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 6:10 P.M.

III. HOMEOWNERS AND GUESTS TO ADDRESS THE BOARD -

- A. Dennis Gallagher, Denver City Auditor** – Mr. Gallagher introduced himself to the members, staff and Board of Directors. He shared anecdotes and discussed the role of the Denver City Auditor.
- B. District Delegates Reports** – Due to time constraints, the Board agreed by consensus to receive reports at a future meeting.
- C. Homeowners to address the Board** – Due to time constraints, the Board agreed by consensus to accept homeowner and resident comments at a future meeting.
- D. General Correspondence** – Due to time constraints, the Board agreed by consensus to review and discuss general correspondence at a future meeting.
- E. Other** – There were no other items to discuss.

IV. CONFLICTS OF FINANCIAL AND/OR COMMON INTEREST DISCLOSURES – There were no conflicts of interest disclosures for agenda items.

V. BOARD MEETING MINUTES APPROVAL -

- A. October 22, 2008 Board Meeting Minutes Approval** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- B. November 18, 2008 Special Board Meeting Minutes Approval** - Due to time constraints, the Board agreed by consensus to review this item at a future meeting.

VI. FINANCIAL REVIEW

- A. October 2008 Financial Statements** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- B. Other** – There was no other financial business to be conducted.

VII. ASSOCIATION MANAGERS REPORT

- A. Management Update** – Due to time constraints, the Board agreed by consensus to review the Manager's report at a future meeting.
- B. Committee Updates** – Due to time constraints, the Board agreed by consensus to review Committee updates at a future meeting.

- C. **Other** – Due to time constraints, there were no other items.

VIII. UNFINISHED BUSINESS

- A. **4301 Ceylon Street Appeal for Commercial Vehicle** – After careful review and consideration, on a motion duly made, seconded, and unanimously carried, it was resolved to grant the homeowner until January 10, 2009 to present bids for magnetic signs to cover the wording currently on the vehicle. The information will be forwarded to the Chairperson of the Community Assistance Committee to see if the Committee can help with this issue.
- B. **20686 Scott Circle Appeal of Landscaping** – The homeowner was not in attendance. This was the second opportunity the homeowner was given to appeal to the Board on this issue. After review and discussion, on a motion duly made, seconded, and unanimously carried, the appeal was denied.
- C. **Fees & Fines Committee Recommendations** - Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- D. **Clarification on Hearing Rules** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- E. **Review Site Restrictions – Basketball hoops/Play Structures** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- F. **Consider – Apollo Credit Contract** – Due to time constraints, the Board agreed by consensus to review this item at a future meeting.
- G. **Other** – Due to time constraints, there were no other items considered.

IX. NEW BUSINESS

- A. **18659 E. 46th Place Trash Can Appeal** – The homeowner was not present at the meeting. After careful review and discussion, on a motion duly made, seconded and unanimously carried, the Board approved waiving the fine and lien for this homeowner.
- B. **20723 E. 43rd Avenue Landscaping Appeal** – The homeowner was represented by the HOA Association Manager. After careful review and discussion, on a motion duly made, seconded and carried by a majority vote of six in favor, none not in favor and one abstention, the Board resolved to waive the fine and lien and stipulated that the violation must be corrected by May 1, 2009 or the fine and lien will be noticed in the Association's letter would be immediately assessed.

- C. 20724 Mitchell Place Court Appeal** - The homeowner was not present. After careful review and discussion, on a motion duly made, seconded and unanimously carried, the Board denied the homeowners request to reduce the fees and fines.
- D. 4305 Lisbon Court Appeal** - After careful review and discussion, on a motion duly made, seconded and unanimously carried, the Board approved waiving a combined \$152.00 worth of late fees, administrative fees and rule violation fines.
- E. 18602 E. 46th Place Appeal by Hearing Committee** – The homeowner was represented by her friend. After careful review of the information provided and discussion, it was determined that the Community Assistance Committee will coordinate help with the trash can with the homeowner.
- F. 4112 Malta Street Landscaping Appeal** – The homeowner was represented by the HOA Association Manager. After careful review and discussion, on a motion duly made, seconded and unanimously carried, the Board resolved to waive the fine and lien and stipulated that the violation must be corrected by May 1, 2009 or the fine and lien will be noticed in the Association’s letter would be immediately assessed. The Association will start the violation process with the 2nd Notice of Violation letter if the landscaping is not in compliance by the deadline.
- G. Approve 2009 Schedule of Meeting Dates** – On a motion duly made, seconded, and unanimously carried, the 2009 meeting schedule was approved with one minor change.
- H. Review letter from Metro District** – Due to time constraints, the Board agreed by consensus that this item will be reviewed at a future meeting.
- I. Other** – There was no other new business to conduct.

- X. Executive Session** – The Board of Directors returned to Executive Session at 7:35 P.M. After adjourning from Executive Session, the following action was taken: 20881 E. 42nd Avenue Payment Plan – After review of information provided by Rothgerber Johnson and Lyons LLP and discussion, on a motion duly made, seconded and unanimously carried, the Board approved the payment plan proposed by Rothgerber Johnson and Lyons LLP. The Regular Board Meeting reconvened at 7:55 P.M.

- 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 8:00 P.M.

/s/ _____
Joanne True, Secretary