

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES GREEN VALLY RANCH RECREATION CENTER January 27, 2010

- I. ESTABLISH A QUORUM** – Four of the six Directors needed. Roger Rohrer, President, called the meeting to order at 5:36 p.m. A quorum was established with the following Board Members in attendance: Roger Rohrer – President; Ron Greening – Vice-President; Mariann Toomey – Secretary/Treasurer; Art Connolly – Member at Large; Gary B Haley – Member at Large; Jim Tanner, Member at Large. On a motion duly made, seconded and unanimously carried, Director Norm Avery was excused for cause.

**District Delegates Present:** Ron Mace (District 4), Curt Shaver (District 5); Fred Hales (District 9); John Smith (District 10); Roger Rohrer (District 13); Fenna Tanner (District 14); Gary B Haley (District 21); Larry Nunez (District 23).

**Homeowners and Residents Present:** Elaine Smith, Nick Streno, Linda Streno, Karen Maelzer, Mary Schumer, Metro District Secretary, Eric Gravenson, Earleen Brown, Metro District President, Theresa Chacon, Joyce Bennett, Stephanie Fleming, Roberto Diaz, Jake Fleming, Paul Gilberto, Chuck Britton

**Others present** – Joanne True, Association Manager, Vanita Warren, DPD, PC, DPD, Tom Gibbons, Metro District employee, Andrew Pimental, Metro District employee,

Chairman Rohrer welcomed those in attendance.

**AGENDA APPROVAL** – With the addition of the following items 2E Discuss MOZY services, 2F Discuss Phil Rugg, employee, 2G Discuss QuickCheck with Chase, 8L Discuss new website, the agenda was approved by consensus.

- II. EXECUTIVE SESSION** – Chairman Rohrer entertained a motion to enter into executive session to discuss the following matters. On a motion duly made, seconded and unanimously carried, the Board entered into Executive Session at 5:36 P.M.
- A. Consider Assessment appeal from HO at 4694 Nepal Street** – On a motion duly made, seconded and unanimously carried it was resolved to offer HO payment plan for 1 year at \$14.50 per month.
- B. Consider Settlement payment plan for 4602 Biscay Street** – On a motion duly made, seconded and unanimously carried it was resolved to offer a payment plan of \$400 for 18 months, and must be in compliance with the covenants. If HO defaults board to consider foreclosing on lien.

- C. **Consider Payment plan for 4318 Biscay Street** – On a motion duly made, seconded and unanimously carried it was resolved to offer a payment plan of \$189.43 for 12 months and must be in compliance with the covenants. If HO defaults board to consider foreclosing on lien.
- D. **Consider Payment plan for 4402 Ensenada** – On a motion duly made, seconded and unanimously carried it was resolve to accept HO offer of \$200 per month payments for 10 months. HO must be in compliance and remain in compliance for at least a year. If HO defaults on any of the terms, board to consider exercising the legal rights afforded the HOA.
- E. **Consider Payment for Services provided by MOZY** – After discussion it was decided Manager True would confirm if in fact MOZY was doing nightly back-ups of HOA server.
- F. **Discussion on duties provided by Phil Rugg, HOA Inspector** – No action was needed on this item after discussion.
- G. **Discuss need to continue QuickCheck with Chase Bank** – No action was taken on this item at this time.

On a motion duly made, seconded and unanimously carried the board exited Executive session at 6:02 PM.

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

- A. **Homeowners to address the Board** – Homeowner discussed the need for Census takers in the Green Valley Ranch area and gave the dates for the training sessions. Chuck Britton questioned when the budget for 2010 would be presented to the public. He made reference to how sending those that do not pay to collection in April would potentially hurt their credit. Chairman Rohrer explained the board felt they had gone to the extreme to accommodate all those in need with payment plans of up to 6 months. Mr. Britton also questioned why the board was now in favor of collecting the 2009 assessment, when they were against it at the time they became board members. Chairman Rohrer explained the need to fund the on-going activities of the HOA.

- B. **General Correspondence** – There were no unanswered questions

### **IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – There were no conflict of interest disclosures for the approved agenda items.

### **V. BOARD MEETING MINUTES APPROVAL –**

- A. **September 9, 2009 Special Board Meeting Minutes Approval** – This item was tabled until February pending discussion with attorney as only one board member was in attendance at this meeting.
- B. **December 2, 2009 Board Meeting Minutes Approval** – On a motion duly made, seconded and on a vote of 5 in favor and 1 (Director Haley) abstaining, it was resolved to approve the Board Meeting Minutes of December 2, 2009 after the second line is corrected to remove “Gary B Haley, Acting President” and replace it with “Roger Rohrer, President”.
- C. **December 10, 2009 Special Board Meeting Minutes Approval** – On a motion duly made, seconded and on a vote of 5 in favor and 1 (Director Haley) abstaining, it was resolved to approve the Special Board Meeting Minutes of December 10, 2009.

## VI. FINANCIAL REVIEW

- A. **Review 2009 Financial Statements** – This item was presented to the Board but no action was necessary.
- B. **Accounts Payable December Approval** – On a motion duly made, seconded and unanimously carried, it was resolved to approve the December Accounts Payables.
- C. **Accounts Payable January Approval** – On a motion duly made, seconded and unanimously carried, it was resolved to approve the January Accounts Payables.
- D. **Consider selection of Auditor** – Chairman Rohrer explained that the Bid from Beichle and Associates was the lowest bid and they would be willing to attend a meeting at no cost to explain any issues that might arise from the audit. Manager True was asked to get a break down on the increase in cost between the cost for the 2008 audit of \$4000 and the 2009 audit and tax return of \$6000. On a motion duly made, seconded and unanimously approved it was carried that Beichle and Associates would be hired to perform the 2008 and 2009 audit.
- E. **Review Budget** – Chairman Rohrer stated there was an agreement with the GVR Metropolitan District that the 2010 budget would be presented to them for approval by February 15, 2010. He stated the budget would be worked on Saturday, February 6 in order to make that deadline. Final budget would be presented to the board for approval at the February 24, 2010 board meeting.

## VII. UNFINISHED BUSINESS

- A. **Consider August 20, 2009 Metro District Logo Letter** – Chairman Rohrer stated Director Avery was developing the new HOA logo and should be able to present to the board for approval at the February 24, 2010 board meeting.

- B. Consider HOA/Metro District Newsletter** – Chairman Rohrer stated there are two issues that need to be clarified with regards to what is acceptable to publish. Those items are – What to allow as letters to the editor and issues with advertising. Many residents commented that it does not seem appropriate to deny anyone the opportunity to submit and have published their comments regarding either previous articles or events taking place in the community. Andrew Pimental, Metro District Manager and Earleen Brown, Metro District President, did confirm that the Metro District board had not seen or approved the agreement for the joint newsletter so further discussions should probably be tabled until then. Chairman Rohrer stated he would discuss the agreement with the HOA attorney. Chairman Rohrer announced the newsletter committee meets the 2<sup>nd</sup> Thursday of each month at 5:00 PM at the Metro District office. Director Tanner and Elaine Smith were appointed to serve on that committee as HOA representatives. On a motion duly made, seconded and on a vote of 5 in favor and 1 (Director Haley) abstaining it was resolved to table this item until the Metro District board has approved the agreement.
- C. Consider Fee & Fines Committee Recommendations** – Chairman Rohrer requested establishing a meeting between the remaining members of the Fees & Fines Committee, the Hearing Committee and members of the board before this item is considered. On a motion duly made, seconded and unanimously carried it was resolved to appoint Directors Connolly, Haley and Toomey to represent the board at this meeting. The meeting is scheduled to be held at the HOA office Tuesday, February 16, 2010 at 6:00 PM.
- D. Event Sign Repairs** – Chairman Rohrer entertained discussion on how best to proceed with the needed repairs. Chairman Rohrer presented information from the GVR Metropolitan District regarding a possibility of jointly paying to install an electronic sign to replace the sign located on the Metro District property at 45<sup>th</sup> and Argonne. Andrew Pimental, Metro District Manager, explained the cost for the proposed sign is approximately \$27,000, they would be able to pay for about 1/3 with Conservation Trust Funds and would request the HOA split the remaining 2/3. Manager True was directed to price installing solar lighting to the sign on Green Valley Ranch Blvd., receive permission from the owner of the property to install said lighting, contact the Boy Scouts to see if there is interest in them possibly repairing the sign. Repairs to the sign not to exceed \$600.

## **VIII. NEW BUSINESS**

- A. Consider January 13, 2010 Hearing Decisions** – On a motion duly made, seconded and unanimously carried this item was tabled until the February 24, 2010 Board meeting.

- B. Consider January 19, 2010 Hearing Decisions** – On a motion duly made, seconded and unanimously carried this item was tabled until the February 24, 2010 Board meeting.
- C. Consider Appointment of John Foote to the Hearing Committee** – On a motion duly made, seconded and unanimously carried it was resolved to appoint John Foote to the Hearing Committee.
- D. Consider Appointing Members of the Board to Service Agreement Committee** – On a motion duly made, seconded and unanimously carried Chairman Rohrer, Directors Connolly and Tanner were appointed to the Service Agreement Committee.
- E. Reconsider Previous Decision to Charge ARC Fee to 18627 East 45<sup>th</sup> Place** – On a motion duly made, seconded and on a vote of 5 in favor and 1 (Director Haley) abstaining it was resolved to waive the \$50 ARC fee.
- F. Consider Appeal of Hearing Fine for Landscape at 3990 Odessa Street** – On a Motion duly made, seconded and unanimously carried it was resolved to waive the hearing fine for this homeowner.
- G. Consider Appeal of Hearing Fine for Garage Door Repairs at 18900 Kelly Place** – On a motion duly made, seconded and unanimously carried it was resolved to allow the homeowner until February 15, 2011 to repair and paint the garage door at which time the \$100 hearing fine would be waived.
- H. Consider Appeal ARC Decision Regarding Shed at 18900 Kelly Place** – Homeowner has decided to seek approval for placement of shed from the City of Denver. Upon receipt of that approval homeowner will resubmit request to ARC.
- I. Consider Fine/Fee Adjustment for 4342 Ceylon** – On a motion duly made, seconded and unanimously carried it was resolved to waive the fees assessed previously for the trash can violations provided there are no further violations of any kind for at least a year. Homeowner will be required to pay the \$100 fines. In addition the \$50 fine for an Inoperable Vehicle violation will be waived as the vehicle has been removed.
- J. Consider Extension to pay Assessment for 4506 Andes Street** – On a motion duly made, seconded and unanimously carried it was resolved allow homeowner an extension to pay the assessment until 15 days after date he agrees to pay. Homeowner is currently out of the country and will return in May. Manager True is to get a date for payment from homeowner and add 15 days after which the late fee will be immediately assessed and account sent to collection.
- K. Confirm Continuation of Quarterly CIF Meetings** – On a motion duly made, seconded and unanimously carried it was resolved to cancel future meetings until

further notice. It was further resolved to again invite the Denver Police Department to give their quarterly reports at the scheduled board meetings, unless the need arises for more timely reports are needed.

**L. Report on New Website** – Director Tanner reported the new website, hosted by NoPickles Web Design and Hosting, the same hosting service used by the GVR Metro District, should be up by February 1, 2010. It will look similar to the newsletter.

**IX. 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 7:58 PM.

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Mariann Toomey, Secretary