

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES GREEN VALLY RANCH RECREATION CENTER July 28, 2010

- I. ESTABLISH A QUORUM** – Four of the six Directors needed. Ron Greening, Vice President, called the meeting to order at 6:05 p.m. A quorum was established with the following Board Members in attendance: Ron Greening - Vice President; Mariann Toomey - Secretary/Treasurer; James Tanner - Member at Large; Ardith Duke - Member at Large.

Gary B. Haley not present, with no approved absence.

Roger Rohrer and Karen Maelzer not present with an approved absence.

**District Delegates Present:** Larry Nunez, Fred Hales, Walt Cross, Curt Shaver, Betsy Sigler, Maisha I, Angela Brown, Paul Gilberto, Betsy Sigler

**District Delegates not present with no approved absence:** Sandra Thomas-Hunter, Gary B. Haley, Ron Mace, John Smith, Eric Gravenson

**District Delegates not present with approved absence:** Fenna Tanner, Bill Hollenback

**Homeowners and Residents Present:** Nick Sterno, Linda Sterno, Chuck Britton, Anthonia Obloha, Tom Gibbons, Ruvy Garcia, Joanne True, John Foote, Theresa Chacon

**Others Present:** Anita Gomes – PAR Officer, Day Lapira – PAR Officer, Joyce Measmer – HOA employee

Chairman Greening welcomed those in attendance.

- AGENDA APPROVAL** – Approved as amended, combined topic C & F in New Business. Mariann Toomey motioned, Jim Tanner 2<sup>nd</sup>, all in favor

- II. EXECUTIVE SESSION** – Chairman Greening 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 5:30 P.M. Mariann 2<sup>nd</sup>, all in favor

- A. Considered appeal of a Lien on 4452 Ensenada Street** – Homeowner was present at this meeting. Phil, HOA Inspector, recommended the Board waive the Lien for a landscape violation. His reason was that Westwind did not give the new owners the opportunity to correct a violation the previous homeowner received and fined them. The landscape is in good shape at this time. Ardith motioned to accept Phil's recommendation, Jim 2<sup>nd</sup>, and all in favor. Karen, the HOA bookkeeper will be directed to release the Lien.

- B. Considered appeal of a late fee on 20000 Mitchell Pl.** - Homeowner indicated in letter to the HOA office they never received previous invoices for the assessment of 2009 and shouldn't have to pay the late fee. Ardith motioned to waive late fee, Jim 2<sup>nd</sup>, all in favor with the assurance from Joyce, HOA Admin Assistant the address was been corrected in Quickbooks.
- C. Considered appeal of Hearing fine for 21515 E. 43<sup>rd</sup> Place** - Homeowner indicated in letter to the HOA office they never received previous violation letters due to an incorrect address in Quickbooks for a trash can violation and would like the Hearing fine waived. Joyce assured Board the address had been corrected. Jim motioned to waive fine, Ardith 2<sup>nd</sup>, all in favor with the stipulation that if the violation occurs within six months of this date the \$50 fine will be immediately assessed.
- D. Consider putting fine on 4107 Orleans Court for excessive violations –** Mariann motioned to accept Phil's recommendation and put Lien on this house, Jim 2<sup>nd</sup>, all in favor.
- E. Write offs –** Mariann motioned to sign off on the Write Offs, Ardith 2<sup>nd</sup> all in favor. Address:
  - 4304 Ceylon Court
  - 20941 E 44<sup>th</sup> Avenue
  - 4224 Andes Street
  - 21002 E. 40<sup>th</sup> Place
- F. Other –** Jim indicated there is a resolution that states if a violation is issued within six months of receiving a Cured letter for the same violation, the homeowner will be automatically sent to a hearing. He will find where he read this resolution and report back to Phil. Consider this resolution at the next meeting.

### III. PUBLIC COMMENT –

- A. Police Report –** Officer Gomez introduced Officer Day Lapira as the new PAR officer who will be working with GVR south. She gave the following statistics:
  - Crime statistics went from 560 to 449
  - There has been an increase of 5% against personal property
  - Simple assault is 10%
  - Criminal mischief 26%
  - Theft of motor vehicle is up, 17%
  - Increase of curfew violation is 1% (curfew hours 12:00am to 5:00am weekends and 11:00pm to 5:00am weekdays)
  - Burglaries are down 20%
  - Bank robbery has skyrocketed, 7 in the past 2 weeks, please be aware of what is around you
  - Bike thefts from open garages is a big issue
  - Community officers patrol areas occasionally
  - There are two officers full time for GVR

**B. Homeowners to address the Board –**

- a. **Joanne True** – Brought to the attention of the Board that in the agenda the words need to be changed for approving the meeting minutes from *re-approving* to *approving*. She would also like someone from the Board to cover an HOA employee who is on vacation to make sure the work gets out in a timely manner.
- b. **Eric Gravenson** – He had concerns that the Hearing Revision Committee should review the circumstances from the Fees and Fines guidelines and make recommendations to the Board since they seem a bit ambiguous, which he has experienced being on the Hearing Committee. Jim will do some research and let the Board know what he learns. He also recommended to the Board that they should look into the problem that new homeowners are not being informed at closing or by their realtor that this is a Covenant protected neighborhood.
- c. **Chuck Brittan** – He recommended to the Board that they sell the white car Phil drives around to take the pictures for violation letters and buy a more economical car. He also proposed that letters be sent to homeowners who have not yet paid the 2009 assessment that they will be sent to collections, he wanted to know when this is going to happen. He would also like to get a list of the number of homes that have gone to foreclosure.

**C. General Correspondence –**

**IV. CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None received.

**V. BOARD MEETING MINUTES APPROVAL –**

**A. June 23, 2010 approved** – Mariann motioned to approve, Jim 2<sup>nd</sup>, all in favor

**VI. FINANCIAL REVIEW**

**A. June 2010 Financial Statements** - Marianne motioned to approve, Jim 2<sup>nd</sup>, all in favor Total deposit is \$472,142.14 and net income is \$57,000

**B. June 2010 Accounts Pay** – Marianne motioned to approve, Jim 2<sup>nd</sup>, all in favor

**VII. UNFINISHED BUSINESS**

**A. Final vote for signs** – The signs will cost \$9,000. The final vote will be tabled until the next meeting when Roger returns.

- B. Service Agreement between the Metro District and the HOA** – Ron and Mariann had a meeting with Andrew Pimental from the Metro District for clarification of questions that had been raised at the last meeting. Tabled until next meeting when Roger returns. Eric Gravenson brought up a concern that the Metro District attorney has not had any luck modifying the District Service plan with the City of Denver and without this the Metro District/HOA service plan will not happen.

## **VIII. NEW BUSINESS**

- A. Approve July 14, 2010 Hearing decisions** – Jim motioned to approve, Mariann 2<sup>nd</sup>, all in favor
- B. Consider appeal from homeowner at 4192 Netherland St. the Board decision to have the homeowner paint their home within six months** – Due to financial reasons the Board motioned to extend the homeowners time to June 1, 2011 with continuation of the fine decision (fine of \$250 would be waived if they painted in the allotted time). Mariann motioned to accept change, Ron 2<sup>nd</sup>, all in favor
- C. Cancelling of GVR Days & Quest request to sponsor an event** – Due to economic reasons GVR days this year will be canceled. Roger received an email from Quest requesting to sponsor an event to build relationships and talk about their services. Roger is looking into the possibility.
- D. Discuss the server backup Mozy** – Ron is not impressed with the reputation of Mozy and the services they provide. They are fairly inexpensive but he would like further research into other companies providing remote nightly backup. Jim will do the research and compile a report to the executive Board.
- E. Other** – Oakwood Homes is putting on a summer fest.
- 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 7:25 PM. Norm motion to adjourn, Jim Second and all in favor

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Mariann Toomey, Secretary