

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH RECREATION CENTER August 25, 2010

- I. ESTABLISH A QUORUM** – Four of the six Directors needed. Ron Greening, Vice President, called the meeting to order at 6:10 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; Karen Maelzer – Member at Large

Roger Rohrer not present with an approved absence.

District Delegates Present: Angela Brown; Betsy Sigler; Paul Gilberto; Curt Shaver; Walt Cross, Fenna Tanner; William Hollenbach; John Smith;

District Delegates not present with no approved absence: Ron Mace; Maisha I; Sandra Thomas-Hunter; Gary B. Haley; Larry Nunez

District Delegates not present with approved absence: Roger Rohrer; Fred Hales

Homeowners and Residents Present: Chuck Britton; Robert Brown; Eric Grevenson; Tom Gibbons; Elaine Smith; Earleen Brown (GVR Metro District Director); Gladys Gunn; Theresa Chacon

Others Present: Andrew Pimtentel – Metro District Office Manager; Anita Gomes – PAR Officer; Day Lapira – PAR Officer; Joyce Measmer – HOA employee,

Chairman Greening welcomed those in attendance.

AGENDA APPROVAL – Approved as amended, removed B, C & D from Executive Session; move F from Executive Session to G in New Business. Mariann Toomey motioned, Jim Tanner 2nd, 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 2nd, all in favor

- A. Considered appeal of a \$100 Hearing fine on 4534 Cathay Street for Inoperable Vehicle** – Homeowner was not present at this meeting but wrote a letter. Jim motioned to waive the fine, Ardith 2nd all were in favor with a stipulation that strong language would be provided from Jim for a letter to be sent to the homeowner to let him know in the future to contact the office before letting a violation proceed to Hearing.

- B. Write offs** – Jim motioned to accept the Write Offs, Ardith 2nd all in favor.

Address:

18934 E. 44th Avenue
4318 Ceylon Street

- C. Other** – Jim would like to meet with the committee in an informal setting to discuss the By Laws. He questions if the By Laws which were amended in 2009 are legal and valid. He would also like the rest of the Board to read them to see if they would like to make any amendments. All agreed and decided that a Saturday morning at McAlisters would be good for this discussion.

III. PUBLIC COMMENT –

- A. Police Report** – Officer Gomez and Officer Day Lapira were present. They handed out to everyone a document titled “Report Offenses in Green Valley Ranch Corridor”. They went on to say:

- Crime and simple assault are down 7%.
- The robbers who robbed the Bank, Sonic, etc on Towers Road were caught, 4 were arrested and one is still at large but they know who it is.
- There is an increase in bike thefts because garage doors are being left open.
- There is a problem with ATVs being driven on the eastern side of GVR, Piccadilly and 40th. They would like anyone to report these riders to them. It is illegal to drive them in the city.
- Since school has started the Citizen Group is out with radar at 40th and Himalaya.
- They informed the homeowners the only way they can look into a disturbing the peace complaint is if there are two or more homeowners complaining and willing to sign the complaint.
- If there are speeders spotted, a license plate must be obtained and then they can try to send out Code Enforcement.

- B. Homeowners to address the Board –**

- a. **Chuck Britton** – Brought up the Survey the Metro District sent out inquiring about purchasing some land. He asked about liens, and was told that liens are continuous until satisfied. He was informed there is no report on the number of homes that have liens on them.

- C. General Correspondence –**

- a. **Mark Holdredge** – He requested clarification on District Delegate involvement, if a person has to be a homeowner to be District Delegate and the answer was no. They could represent the homeowner with written permission from the homeowner. Joyce will forward this response to him.
- b. **Mike Yan** – He requested the possibility of removing the ARC committee. The answer from the Board was no, the committee

was established by the Declaration of the Master Homeowners Association and has legal precedence. Joyce will forward this response to him.

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

V. BOARD MEETING MINUTES APPROVAL – Jim motioned to approve with a few minor corrections, Mariann 2nd, all in favor:

- 1) Move Eric Graveson out of Delegate column
- 2) Correct Karen Maelzer's miss spelled name.

July 28, 2010 Meeting Minutes approved – Jim motioned to approve, Mariann 2nd, all in favor

VI. FINANCIAL REVIEW

A. July 2010 Financial Statements - Karen motioned to approve, Jim 2nd, all in favor

B. June 2010 Accounts Pay – Jim motioned to approve, Mariann 2nd, all in favor

VII. UNFINISHED BUSINESS

A. Final vote for signs – New signs will replace the existing signs at 38th and Ensenada and on 48th past Argonne and they will cost the HOA \$1,700. Jim motioned to approve the two signs at \$1700, Mariann 2nd, all in favor.

B. Service Agreement between the Metro District and the HOA – There will be a meeting with the committee in a couple of weeks regarding the Service agreement between the HOA and the Metro District. There are still a few things to be resolved one being getting the Service plan between the Metro District and the City of Denver. The Metro District seems to think it will be easy passing this through the city because 5A was passed previously by the homeowners. There is a good chance the Service agreement will happen by the end of the year.

C. Other – The preliminary 2008 & 2009 Audit should be complete the first week of September and given to the Board. The auditor will discuss with them the final and then they will be made available to the homeowners. He will also be present at the following Board meeting, upon completion of the audit, to answer any questions or concerns from the homeowners.

VIII. NEW BUSINESS

A. Approve August 11, 2010 Hearing decisions – Jim motioned to approve, Ardith 2nd, all in favor. There will be a meeting set up with the Revision Committee to discuss the \$200 landscape fine. 437C (Landscape-Rock & Mulch)

and 347D Landscape Maintenance is treated as two separate violations and fined separately.

- B. Considered Policy resolution specifying if a homeowner repeats a violation within six months of receiving a cured letter the homeowner will automatically be sent to Hearing** – This has been an assumed policy since 2001. The Board would like to change to language the read “habitual offenders”. They would like the Fees and Fines committee to come up with something.
 - C. Considered giving permanent variance to particular addresses to double fencing** – Concern was that if these particular homeowners were allowed to double fence then others would want to. The justification that was given was the fence that is there is not maintained and kids pass through the holes in the fence through the homeowner’s yard. Several Board members had not seen the fence so this was table to the next meeting to give all the Board members a chance to inspect this area. Ron motioned to table, Ardith 2nd, all in favor
 - D. Adopt the Fee and Fine committee of covenant letter time table** – Jim motioned to adopt the time table, Mariann 2nd all in favor
 - E. Discuss the server backup** – Ron motioned to approve the funds to GrahamGolden Technologies to back up the server. Jim motioned to approve, Mariann 2nd, all in favor
 - F. Other** –
- 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 8:05 PM. Ron motion to adjourn, Karen 2nd, all in favor

Mariann Toomey, Secretary