

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES GREEN VALLY RANCH RECREATION CENTER September 22, 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:** Betsy Sigler; Curt Shaver; Walt Cross; William Hollenbach; John Smith; Ronald Mace; Fred Hales

**District Delegates not present with no approved absence:** Maisha I; Sandra Thomas-Hunter; Gary B. Haley; Angela Brown; Paul Gilberto;

**District Delegates not present with approved absence:** Roger Rohrer; Larry Nunez; Fenna Tanner;

**Homeowners and Residents Present:** Eric Grevenson; Elaine Smith; Annette Yarbrog; Liz Bilotta; Christopher Moore; Elmeda King

**Others Present:** Anita Gomes – PAR Officer; Day Lapira – PAR Officer; Amelinda Whitney – CPD-NIS; Melvin Bush – RTD Board Candidate; Joyce Measmer – HOA employee

Chairman Greening welcomed those in attendance.

**AGENDA APPROVAL** – Approved as amended; removed speaker Melvin Bush from New Business to the beginning of Public Comment; add email from Roger read by Mariann to Public Comment after Police Report. Jim motioned to approve, Ardith 2<sup>nd</sup>, all were 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 5:35 P.M. Mariann 2<sup>nd</sup>, all were in favor

- A. **Considered appeal of a \$200 Hearing fine on 20871 E. 42<sup>nd</sup> Avenue for Landscape violation** – Homeowner was not present but had his son Christopher there as his representation. Ardith motioned to suspend the fine with the condition it is brought into compliance by April 30, 2011 or the property will have an immediate Lien placed on it. Christopher was also informed that his

father inform the HOA office of his new address and keep them informed of any change of addresses in the future. Mariann 2<sup>nd</sup> and all were in favor

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

Address:

20725 Mitchell Place  
20745 E. 39<sup>th</sup> Place  
4342 Ceylon Street  
4452 Ensenada Street

- C. Other** – None

### III. PUBLIC COMMENT –

- A. Speaker Melvin Bush candidate for the RTD Board** – Mr. Bush is running for the RTD Board and his main goal is to do more outreaching to the community. He has a strong background with the RTD and the Fast Track System.

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

- Noise disturbances from moving vehicles should be **emailed** to them and they will then go out to talk to the owner. If a call is made by calling 311 it will go to the Chief of Police’s secretary and they may not get it for a couple of weeks.
- If a complaint is made on a neighbor and you would want to remain anonymous let the officer know when you call that you will meet them at another place other than your home. The complaint will remain anonymous unless it goes to court, at that time your name could be disclosed.
- **Speaker Amelinda Whitely from Code Enforcement** – She has been doing neighbor inspections and zoning enforcement of land use for 15 years. She would like to take a proactive enforcement in Montebello and Green Valley Ranch.
  - The biggest problem and most dangerous to the community is vacant buildings, and her suggestion is to call her at 720-865-3182 so she can create a service order. There will be a physical inspection and they will board any vacant building so children, vagrants, or drug influences are not able to get in. They charge the homeowner of the property regardless of who it is.
  - Mowing of landscape of vacant properties - they will also mow the weeds of over 2 feet tall and grass down and charge the homeowner.
  - They will clean up graffiti free of charge; however she would need a call to get authorization.
  - If a mail box has graffiti they have no jurisdiction over mail boxes since the mail boxes are federally owned; however still call it in.
  - Weeds in occupied homes – they will write a letter to the homeowner who ever it is and give them 15 days to take care of the weeds and/or lawn the first charge is \$150. The second letter is \$500, the third is \$999.

- The HOA has no jurisdiction over the city and the city has no jurisdiction over the HOA. So if a homeowner says he has already received a violation from one entity they can still get one from the other.
- Vacant lots are not required to mow down the weeds. The only restrictions they have is that a fire line of 10 feet around the exterior of the lot has to be mowed per a fire department code.
- Any lands that are considered a “natural habitat”, for instance the Highland Canal and the space at Orleans and Piccadilly, cannot be disturbed by anyone. If there is a concern of overgrown weeds encroaching on your yard Parks and Rec must be called.
- Update on the home at 4095 Perth Street will go to hearing tomorrow, September 23, 2010. Since it burnt down there has been some legal issues that need to be solved. The hope is that it can be demolished after the hearing tomorrow.
- A city permit is needed to put up a fence.

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

- a. None

**D. General Correspondence –**

- a. **Letter from 19244 E. 39<sup>th</sup> Place** regarding concern of violations going unpunished while they received a boat violation with a petition signed by several neighbors. A letter will go out to them explaining the rules from "Residential Improvements Guidelines and Site Restrictions for the Master Association for Green Valley Ranch" in regards to boats. Also, assure them there are many violation letters going out and the meetings they can attend to help them understand the processes.

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

**V. BOARD MEETING MINUTES APPROVAL –**

**August 25, 2010 Meeting Minutes approved** – Jim motioned to approve, Mariann 2<sup>nd</sup>, all in favor

**September 10, 2010 Special Board Meeting Minutes approved** – Jim motioned to approve as so stated, Mariann 2<sup>nd</sup> all were in favor

**VI. FINANCIAL REVIEW**

- A. August 2010 Financial Statements** - Jim motioned to approve, Mariann 2<sup>nd</sup>, all in favor

Balance as of September 22, 2010 is \$441,879.46

Profit & Loss January – August 2010 -\$87,013.70

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

## **VII. UNFINISHED BUSINESS**

- A. Variance for double fencing to particular addresses** – The board visited these properties and there was some suggestions made. For instance one suggestion was to allow wing fence for two of the properties on the corner; however no one came to any definite answers. One recommendation from a homeowner was to contact code enforcement, and Ardith said she would do that. Ron motioned to table to get opinion from our attorney's at HindmanSanchez, Karen 2<sup>nd</sup>, all were in favor

## **VIII. NEW BUSINESS**

- A. Approve September 8, 2010 Hearing decisions** – Jim motioned to approve, Ron 2<sup>nd</sup>, all in favor.
- B. Speaker Jane Parker-Ambrose regarding the 25<sup>th</sup> Annual One Sky One World International Kite Fly for Peace** – Didn't show up.
- C. Seek Volunteer to review Collection Policy** – The two Board members are Karen Maelzer and Ron Greening, homeowner Elaine Smith also volunteered to be on this committee.
- D. Clear up the confusions from the community that this is a covenant controlled community** – Suggestion was that a letter goes out to the title companies.
- E. Other** – The Master Declaration Guidelines Revision Committee has completed the final draft of the "Residential Improvements Guidelines and Site Restrictions for the Master Association for Green Valley Ranch" and are now in the process of proof reading. They will then send to the attorneys who will review it, then it will go to the city to review and then lastly they will go to the Board to approve.

**Other** – Reminder: The Senior Breakfast for ages 50 and over is the first Saturday of every month, at 9:00am at the Hilton Gardens on 40<sup>th</sup>, and the cost is \$10.00

- 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 2<sup>nd</sup>, all in favor

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Mariann Toomey, Secretary