

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH RECREATION CENTER October 27, 2010

- I. ESTABLISH A QUORUM** – Four of the six Directors needed. Roger Rohrer, President, called the meeting to order at 6:00 p.m. A quorum was established with the following Board Members in attendance: Roger Rohrer – President; Mariann Toomey - Secretary/Treasurer; James Tanner - Member at Large; Ardith Duke - Member at Large; Karen Maelzer – Member at Large

Board member not present with an approved absence: Ron Greening, Vice President

District Delegates Present: Paul Gilberto; Fenna Tanner; Larry Nunez; Angela Brown; Betsy Sigler; Curt Shaver; Walt Cross; William Hollenbach; John Smith; Ronald Mace; Fred Hales; Maisha I

District Delegates not present with no approved absence: Sandra Thomas-Hunter; Gary B. Haley;

Homeowners and Residents Present: Eric Gravenson; Elaine Smith; Tom Gibbons, Jeremiah Smith, Bruce Chambers; Robert Brown; Joanne True; John Foote; Walt Cross; Michael George

Others Present: Rhonda Juett – Speaker (Principle of Vista Academy) Andrew Pimental – Metro District Manager; Joyce Measmer – HOA employee

Chairman Rohrer welcomed those in attendance.

AGENDA APPROVAL – Approved

- II. EXECUTIVE SESSION** – Chairman Rohrer entertained a motion to enter into executive session to discuss the following matters. On a motion duly made by Mariann, seconded by Ardith and unanimously carried, the Board entered into Executive Session at 5:34 P.M.

- A. Considered appeal from homeowner at 4435 Genoa Street of a \$500 Hearing fine for Landscape, Garbage and Maintenance of Property violations** – Homeowner was present. After reviewing the appeal from the homeowner the decision by the Board was to have homeowner present a plan of action to correct the violations he received to the HOA office within seven (7) working days. The Board, at their next HOA Board meeting December 1, 2010, will review the plan of action the homeowner is to submit and if approved they will issue an extension to June 1, 2011 to correct the violations and suspend the fines until these violations have been corrected. If violations have been corrected by June 1, 2011 the fines will be waived. Karen motioned to approve decision Jim 2nd and all were in favor.

- B. Consider appeal from homeowner at 4430 Genoa Street on a \$150 Hearing fine and release a lien for an Air-conditioning and a Property Maintenance violation** – Homeowner was present. After reviewing the appeal from the homeowner on the air-conditioning fine and lien the Board took into consideration the fact that the HOA office had not had the homeowner’s current address, and the air-conditioner has been removed per Phil Rugg, HOA Inspector the Decision by the Board was to release lien and waive Hearing fine of \$100. The HOA does currently have the correct mailing address from the homeowner. However, homeowner was informed if violation reoccurs within 6 months of this Board decision the fine will be immediately assessed. The \$50 Maintenance of Property fine was found to be previously cured per Phil. Mariann motion to approve decision, Karen 2nd and all were in favor.
- C. Consider appeal from homeowner at 21408 E. 41st Place on a \$200 Hearing fine for a Landscape violation** – The homeowner was not present and represented by the letter of appeal he sent. Board reviewed the condition of the property in the pictures Phil provided and voted to uphold the Hearing committee’s fine decision. The appeal was denied and the fine of \$200 due to the HOA office. Ardith motioned to approve decision, Roger 2nd and all were in favor.
- D. Write offs** – Jim motioned to accept the Write Offs, Ardith 2nd all in favor.
Address:
21126 E. 43rd Avenue
4350 Genoa Street
4421 Bahama Street
19786 E. 47th Place
19202 E. Chaffee Place
20941 E. 44th Avenue
20392 E. 40th Place
21180 E. 46th Avenue
- E. Other** – None

III. PUBLIC COMMENT –

- A. Police Report** – Officer Wall & Officer Lucas from the District 5 Crime team were present. They indicated they will try to come to more HOA meetings along with Officer Gomez and Officer LaPira. Officer Wall & Officer Lucas deal more with gang, narcotic and prostitution issues. Their phone number is **720-641-0854**. They informed us that there were very few cases here in Green Valley Ranch, most were in the Montebello area. Questions & Answers:
- a. A homeowner asked how long it took to handle a complaint and their reply was that it depended on the investigation.
 - b. Another homeowner asked about Medical Marijuana dispensaries in the area and if the dispensaries can be run out of someone’s home. Their reply that it depends on what the law says and what the department is willing to do.

B. Homeowners to address the Board –

- a. Joanne True – She asked about
 - The Budget and the Service Agreement and was assured by Jim they would be on the Web as soon as they are complete and approved. To address her concerns Jim explained there are two areas the Metro District’s lawyer would like to make sure is clear. One is the structure of the agreement making sure there is protection for both the Metro District & the HOA. The second is the minimal insurance requirements.
 - Her concern that Jim will be voting and he assured her that he would be voting.
 - Clarification of District 56 and the Lawyer’s response to the documentation. The findings were not very positive from her, they can’t be changed.
 - She had a concern of typographical errors in the meeting minutes. Roger indicated to her they would be looked into.
- b. Eric Gravenson – Had a concern that the track of homes in the confines of the HOA and all subject to covenant rules and financial responsibility but can’t vote didn’t seem right.
- c. John Smith - Blessed Roger & his well being. Also, wanted to brag on Blair Charter School in the far North East of GVR for their academic and athletic achievements.
- d. Tom Gibbons – Wanted information regarding filing 58, and Roger indicated he would provide him with this information.

C. General Correspondence –

- a. None

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

V. BOARD MEETING MINUTES APPROVAL –

September 22, 2010 Special Board Meeting Minutes approved – Mariann motioned to approve as so stated, Jim 2nd all were in favor

VI. FINANCIAL REVIEW

- A. September 2010 Financial Statements** - Jim motioned to approve, Mariann 2nd, all in favor
- B. September 2010 Accounts Pay** – Karen motioned to approve, Ardith 2nd, all in favor

VII. UNFINISHED BUSINESS

- A. None

VIII. NEW BUSINESS

- A. **Approve October 13 2010 Hearing decisions** – Jim motioned to approve recommendations, Mariann 2nd, all in favor.
 - B. **Speaker Rhonda Juett** – There will be a ground opening for Vista Academy a new school with grades 6th through 12th. School will offer diploma, GED preparation and certification program. The staff is presently in a temporary office but they have on-line application process.
 - C. **Holiday Lights Celebration** – This celebration will be combined with the north side of Green Valley Ranch (RCAV), Oakwood Homes, and us (Master Homeowners Association for Green Valley Ranch). It will be December 4, 2010, at 7:00pm lights will be lit, there will be a children's choir and pictures with Santa. Our portion is \$500. There is also a house decoration contest with both the north and south side of GVR and the homeowners will be the judges with homeowners voting on line. Homeowners can enter the contest by picking up a form at the Metro District or HOA office, or going on line to gvrhoa.com, gvrmetrodistrict.com or MyGVR.org. Call the HOA office with any questions – 720-473-5400.
 - D. **Letter of resolution to the Police of District 5 for the great job they do in GVR** – Roger will compose a letter with Joyce at Friday's staff meeting.
 - E. **Newsletter additions** – The Board would like new homeowners to get the newsletter. A list needs to be to Jim for the next newsletter with a Welcome letter. To be put on Friday's agenda.
 - F. **Toy donation box in the HOA office** – Please bring your new, unwrapped toys to the HOA office by tomorrow
 - G. **Other** – Green book is finished and should be out to everyone soon. Andy Light put together final notes this week.
- 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