

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH RECREATION CENTER APRIL 27, 2011

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, April 27, 2011 at the Green Valley Ranch Recreation Center. Board President Roger Rohrer called the meeting to order at 5:33 p.m. A quorum was established with the following Board Members in attendance: Roger Rohrer – President; Mariann Toomey - Secretary/Treasurer; Karen Maelzer – Member at Large and Tom Gibbons – Member at Large

Board member absent with approval – Jim Tanner, Ardith Duke

District Delegates Present: Ron Mace, Curt Shaver, Bill Hollenbach, Fred Hales, John Smith, Roger Rohrer, Walt Cross, Angela Brown, Larry Nunez

District Delegate not present: Maisha I, Fenna Tanner, Sandra Thomas-Hunter,

Homeowners and Residents Present: Joanne True, Eric Gravenson, Michael George

Others Present: Peggy Ripko – HOA Supervisor

Mr. Rohrer welcomed those in attendance.

AGENDA APPROVAL –

Ms. Maelzer made a motion, seconded by Ms. Toomey, to approve the agenda. Motion passed unanimously.

- II. EXECUTIVE SESSION** – The Board went into Executive Session at 5:30 and emerged from Executive Session at 6:00pm.

Ms. Toomey made a motion, seconded by Ms. Maelzer, to approve the Appeal Decisions and Write-Offs as discussed in Executive Session. Motion passed unanimously.

III. PUBLIC COMMENT –

- A. Guest Speaker-** Gene West with RBC Wealth Management gave a presentation regarding investment opportunities for the Association.
- B. Police Report** – Representatives from the Denver Police Department gave an update on crime statistics in the area.
- C. Homeowners to address the Board** –
- Joanne True mentioned errors that had been in the recent newsletter and asked for an update on districts that were most recently annexed into the community.
 - John Smith spoke about the FNN Recognition, which was to be held on April 30.

D. General Correspondence – None.

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

V. BOARD MEETING MINUTES APPROVAL –

The minutes from the March 23, 2011 Board meeting were reviewed. Ms. Toomey made a motion, seconded by Ms. Maelzer to approve as amended minutes. Motion passed unanimously.

VI. FINANCIAL REVIEW

A. The March 2011 Financial statements were reviewed by the Board. Mr. Gibbons made a motion, seconded by Ms. Toomey, to approve the financials as presented. Motion passed unanimously.

B. The March 2011 Accounts Payables were reviewed by the Board. Mr. Gibbons made a motion, seconded by Ms. Toomey, to approve the financials as presented. Motion passed unanimously.

VII. HOA SUPERVISOR'S REPORT

The HOA Supervisor presented an update on the status of the Association and the number of violations sent year to date. She indicated that landscaping violations are being sent. She also reviewed the accounts turned over to the attorney for liens to be filed for the 2009 Special Assessment. 549 homes were referred, 14% of those in the foreclosure process.

VIII. UNFINISHED BUSINESS

A. Board Member Vacancy- Mr. Rohrer stated that there is a position open on the Board and encouraged any interested homeowners to contact a Board member.

B. Hearing Notice Cost Recovering- Per the Board's request, the HOA Supervisor stated that the cost to send out a Hearing Notice is \$16.13 per notice. The Board is not moving forward with a cost recovery at this time.

IX. NEW BUSINES

A. Consider April 13, 2011 Hearing Decision- The Board reviewed the recommendations. Ms. Toomey made a motion, seconded by Ms. Maelzer, to approve as presented. Motion passed unanimously.

B. Enforcement Policy- The Board reviewed the revised Enforcement Policy, which was updated to reflect the recent changes in the Rules and Regulations. Ms. Maelzer made a motion, seconded by Ms. Toomey, to approve as presented. Motion passed unanimously.

C. Expenditure Policy- The Board reviewed the revised Expenditure Policy, which was revised to remove giving Board members permission to have credit/debit cards. Ms. Toomey made a motion, seconded by Ms. Maelzer, to approve as presented. Motion passed unanimously.

D. Write Offs- The Board discussed the possibility of the HOA Bookkeeper and the HOA Supervisor having the authority to write-off more amounts \$60.00 or less without Board approval. Ms. Maelzer made a motion, seconded by Ms. Toomey, to approve as presented. Motion passed unanimously.

E. HOA Garage Sale- The schedule and process for the sale at the old HOA office was discussed.

- F. Ratify Decision-** Mr. Gibbons made a motion, seconded by Ms. Toomey, to authorize the HOA staff to give extensions of up to 30-days to correct violations. Mr. Gibbons made a motion, seconded by Ms. Toomey, to ratify the decision. Motion passed unanimously.
 - G. National Night Out-** Mr. Gibbons made a motion, seconded by Ms. Maelzer, to approve \$250 to go toward National Night Out, with the understanding that the GVR Metro District will also be contributing \$250. Motion passed unanimously.
 - H. Detention Pond Repair-** The Board reviewed a proposal from Noble Erosion to repair the detention pond at 41st & Ensenada for a cost of \$20,215. Ms. Toomey made a motion, seconded by Ms. Maelzer, to approve. Motion passed unanimously.
- X. 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 8:00 PM.

Signature on File

Mariann Toomey, Secretary