

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES GREEN VALLY RANCH RECREATION CENTER June 22, 2011

- I. ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on Wednesday, June 22, 2011 at the Green Valley Ranch Recreation Center. Board Member Roger Rohrer called the meeting to order at 6:02 p.m. A quorum was established with the following Board Members in attendance: Roger Rohrer, Karen Maelzer, Jim Tanner, Mariann Toomey, Ardith Duke and Paula McClain

Board member absent with approval – None

District Delegates Present: Ron Mace, Curt Shaver, John Smith, Roger Rohrer, Fenna Tanner

District Delegate not present: Fred Hales, Angela Brown

Homeowners and Residents Present: Eric Gravenson, Michael George, Lyle Yacovetta, Tom Gibbons, John Foote, Elaine Smith, Mary Schumer, Frank Martinez, Frank Pacheco, Ernest Sandoval, Brenda Hector, Earleen Brown

Others Present: Peggy Ripko – HOA Supervisor

Mr. Rohrer welcomed those in attendance.

AGENDA APPROVAL –

There was one addition and one correction to the agenda. Mr. Tanner made a motion, seconded by Ms. Maelzer, to approve the agenda. Motion passed unanimously.

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

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

III. PUBLIC COMMENT –

- A. Police Report** – Representatives from the Denver Police Department gave an update on crime statistics in the area.
- B. Homeowners to address the Board** –
- Kevin Halcomb- Mr. Halcomb talked about covenant issues in the Carriage Park area. The HOA supervisor stated that letters have been sent out for front yards, and efforts would be taken for the alleys.
 - John Foote- Mr. Foote wanted to make sure the Board knew about new city ordinances that would affect the Green Book rules.

- Curt Shaver- Mr. Shaver talked about the duties of the ARC members and reminded the homeowner that the members are homeowners and volunteers. He also made suggestions to update the ARC form.
- Andrew Martinez- Mr. Martinez talked about needing a policy to remove large items from front yards/street and charge the homeowner back.

C. General Correspondence – None.

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

V. BOARD MEETING MINUTES APPROVAL –

The minutes from the April 27, 2011 Board meeting were reviewed. Ms. Toomey made a motion, seconded by Ms. Duke to approve as presented. Motion passed with four in favor and Mr. Tanner and Ms. McClain abstaining.

VI. FINANCIAL REVIEW

- A.** The April & May 2011 Financial statements were reviewed by the Board. Mr. Tanner made a motion, seconded by Ms. Maelzer, to approve the financials as presented. Motion passed unanimously.
- B.** The March 2011 Accounts Payables were reviewed by the Board. Mr. Tanner made a motion, seconded by Ms. Maelzer, 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.

VIII. UNFINISHED BUSINESS

- A. Community Garage Sale-** The Board discussed having a second community garage sale, which would include map of the community. Ms. Maelzer stated that she would be willing to help plan this. The date will be discussed at the HOA Committee meeting.

IX. NEW BUSINES

- A. Officer Elections-**
- 1) President-** Mr. Tanner made a motion, seconded by Ms. Toomey, to elect Roger Rohrer as the Board President. Motion passed unanimously.
 - 2) Vice- President-** Mr. Rohrer made a motion, seconded by Ms. Toomey, to elect Jim Tanner as the Board Vice-President. Motion passed unanimously.
 - 3) Secretary/Treasurer-** Mr. Rohrer made a motion, seconded by Mrs. Maelzer, to elect Mariann Toomey as the Secretary/Treasurer. Motion passed unanimously.
- B. Ratify May Hearing Decision-** Mr. Tanner made a motion, seconded by Ms. Toomey to ratify the decision made in the interim approve the Hearing Committee’s decisions for the May Hearings. Motion passed unanimously.
- C. June Hearing Decisions-** The Board reviewed the June Hearing Committee recommendations. Ms. Maelzer made a motion, seconded by Ms. McClain, to approve as presented. Motion passed unanimously.
- D. Extension Requests-** The Board reviewed extension requests. Mr. Tanner made a motion, seconded by Ms. Toomey, to approve the requests as stated below:

- 1) **20881 40th Ave-** July 1 for landscaping
 - 2) **4119 Dunkirk-** September 15 for painting the garage door
 - 3) **4622 Genoa St-** July 30 for landscaping
- E. Newsletter Ads-** Ms. Toomey made a motion, seconded by Ms. McClain, to lower ad prices by 50% on the issues that are not mailed to all homeowners. Motion passed unanimously.
- F. Did You Know?** Ms. Toomey gave an overview of the Board's accomplishments since November 2009:
- a. HOA & District combining newsletter for a large savings
 - b. Updated the website
 - c. Evaluated and updated the Fees & Fines Schedule
 - d. Service agreement with the District
 - e. Moved 'back home' to GVR in January 2011
 - f. Evaluated & updated the Green Book
 - g. Audits for 2008 & 2009 completed; 2010 is scheduled
 - h. Sold excess office furniture and supplies from the old office
 - i. Updated and streamlined the violation process
 - j. Detention pond at 41st & Ensenada repaired
- G. District Delegate Elections-** The HOA Supervisor requested that re-scheduled District Delegate meetings be held at the August Board meeting. The Board agreed.
- 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