

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

August 16, 2021

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on August 16, 2021, virtually via GotoMeeting. The meeting was called to order at 6:12 p.m. A quorum was established with the following Board Members in attendance: Shelly Jenks, President; Mary Simpson, Director; David Brown, Director; Ryan Bronco, Director; Alvina Ferguson, Secretary and Treasurer; and Shawna McCowan, Director. Mr. Brown made a motion to excuse Rose Thomas, Vice-President. Ms. Ferguson seconded the motion. The motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Fred Hales, District 9 Delegate; Mary Simpson, District 14 Delegate; Shelly Jenks, District 17 Delegate; Belew Yigletu, homeowner; Mark Fashaw, homeowner; Uchenna Obioha, homeowner; Chris Maj; Jenkins; Caller 2; Caller 5.
 - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Office Assistant.
- II. **PUBLIC COMMENT**
 - A. **Citizen’s Advisory Board Report:** None
 - B. **Public Comment:** Homeowner Chris Maj wants Board meetings to be in person. Discussed high risk individuals in foreclosure. Another owner advised that commercial vehicles continue to park on Piccadilly and 40th.
- III. **DISTRICT DELEGATE REPORTS** – None
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the July, 2021, Board meeting were reviewed. Ms. McCowan made a motion to approve, seconded by Ms. Simpson. Motion passed unanimously.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – The July financials were reviewed. There were \$11,736.24 in Board write-offs and \$2,005.90 in Attorney write-offs, totaling \$13,742.14. Ms. Simpson made a motion, seconded by Ms. McCowan to approve as presented. Motion passed unanimously.

VII. HOA MANAGEMENT REPORT – The HOA Management report for July was presented. Management had contact with 2133 owners, received 71 ARC requests, and sent 36 status letters. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on September 20, 2021 at 6:00 p.m. and again will be held telephonically.

VIII. ASSOCIATION BUSINESS –

- A. Ratification of Email Votes** – The Board ratified 2 votes held by email. Ms. McCowan made a motion to approve ratification of votes via email. Ms. Ferguson seconded. The motion passed unanimously.
- B.** Board discussed an update of the Rules enforcement policy; non maintenance violations; changing the Rule Book name. A Motion was made by Ms. McCowan and seconded by Ms. Ferguson to change the Green Value Ranch Rule Book from “Green Book”. The motion passed unanimously.
- C.** Flag and sign Statute effective September 7, 2021- A Motion was made by Ms. McCowan and seconded by Ms. Jenks to adopt a new sign and flag policy compliant with the statute. The motion passed unanimously.
- D.** A motion was made by Ms. Jenks and seconded by Ms. McCowan to keep a collection file with Altitude to continue non foreclosure attempts at collection. Ms. Simpson abstained. The Motion carried.

E. Homeowner Requests:

- i.** 2841 E. 48th Ave - Appeal Fine
- ii.** 18961 43rd Ave - Appeal Fine

F. Foreclosure Recommendations:

- a.** 19864 Elk Place - M: Jenks, S: McCowan; Unanimous
- b.** 20300 42nd Ave - M: McCowan, S: Ferguson: Unanimous
- c.** 20911 42nd Ave - M: Bronco, S: McCowan: Unanimous
- d.** 3881 Jebel Street - M: McCowan, S: Jenks: Unanimous
- e.** 4359 Andes - M: McCowan, S: Bronco: Unanimous
- f.** 4393 Flanders - M: Jenks, S: McCowan: Unanimous
- g.** 3993 Jericho Street - M: McCowan, S: Jenks: Unanimous

IX. EXECUTIVE SESSION – The Board went into an executive session at 6:45 p.m. The Board came out of executive session at 7:19 p.m.

- A.** There was a motion by Ms. McCowan to approve the Homeowner Request as amended. Ms. Jenks seconded the motion. The motion passed unanimously.
- B.** There was a motion made by Ms. Ferguson and seconded by Ms. McCowan to approve Enforcement and Collection recommendations as modified.

X. ADJOURNMENT – The meeting was adjourned at 7:41 p.m.