

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

March 16, 2020

- I. **ESTABLISH A QUORUM** – The regular Board meeting of the Master Homeowners Association for Green Valley Ranch was held on March 16, 2020 virtually via Skype. The meeting was called to order at 6:00 p.m. A quorum was established with the following Board Members in attendance: Shelly Jenks, President; Rose Thomas, Vice-President; Shawna McCowan, Director; and Evan Simmons, Director; and David Brown, Director. A motion to excuse Alvina Ferguson, Secretary/Treasurer, and Mary Simpson, Director, was made by Shelly Jenks and seconded by Rose Thomas. The Motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Clifford Daugherty, Chris Maj, Danielle Bonilla, Ebere Ibegbu, Robert Smith, Geneva Smith, and Charlie Strait.
 - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; and Yvette Anderson, District Delegate.
- II. **PUBLIC COMMENT**
 - A. **Police Report:** None
 - B. **Denver City Councilwoman Gilmore Report:** None
 - C. **Citizen’s Advisory Board Report:** None
 - D. **Public Comment:**

Chris Maj – No homeowner request. Spoke regarding HOA considerations for the community during this COVID-19 crisis.
- III. **DISTRICT DELEGATE REPORTS** – None
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the February, 2020, Board meeting were reviewed. Rose Thomas made a motion to approve, seconded by Shawna McCowan. Motion passed unanimously.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – The February financials were reviewed, including write-offs, which totaled \$25,213.84 in board write-offs and \$100.00 in attorney write-offs. Total

cash balance in the operating account is roughly \$104,000.00. Shawna McCowan made a Motion, seconded by Rose Thomas, to approve as presented. Motion passed unanimously.

B. February Hearing Recommendations: The hearing recommendations were adopted via email.

VII. HOA MANAGEMENT REPORT – The HOA Management report for February was presented. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on April 20, 2020 at 6:00pm. and again will be held telephonically. The HOA had contact with 1146 members in February; the Board reviewed 18 ARC requests. The February enforcement hearing heard 70 violations and 48 fines were recommended for a total of \$7,600.00.

VIII. ASSOCIATION BUSINESS –

A. Ratification of Email Votes – The Board ratified 1 vote held by email. Shelly Jenks made a Motion to approve ratification of votes via email. Rose Thomas seconded. The Motion passed unanimously.

B. Enforcement Action – The covenant enforcement recommendations as amended were reviewed. A motion was made by Shawna McCowan and seconded by Rose Thomas to adopt the recommendations as amended. The motion passed unanimously. The collection enforcement recommendations were reviewed. A motion was made by Shelly Jenks and seconded by Rose Thomas to adopt the collection recommendations as presented. The motion passed unanimously.

C. Application for BOA Case #15-20 (6785 North Argonne Street) – The Board can draft an email to the City of Aurora and the City of Denver. Each member can also send an email. Comments can be emailed to Justin Gumo at justin.gumo@denvergov.org.

D. Homeowner Requests:

- i. Cliff Daugherty – 19383 E Chaffee Place** – Homeowner again appealing to board regarding Commercial Vehicle parking at his home. It is a work vehicle with ladder racks and signage. User is handicapped. Suggestions to owner: Cover signage with a magnet the same color as the vehicle body. Remove ladders. Submit picture once above is completed for consideration by the Board. Employer (Strait) was on the call and stated they would have the magnet available within a week. Once all of the above is done pictures will be submitted via email to the HOA Office for consideration by the Board.
- ii. Danielle Bonilla and Miguel Bonilla – 4324 Lisbon Street** – They have a violation for a cracked driveway under where the garage door is. Stated they have a closing inspection letter and a picture from 2012 where this existed when they purchased the home. Asked owners to email an appeal to the HOA office with all documentation and a request for Board review.
- iii. Ebere Ibegbu – 19828 E 47th Drive** – The home has violations for a

commercial vehicle and window screens. Owner stated the violations have been cured and requested that the Board waive an additional percentage of fines. Already received a waiver previously. She wants to set up a payment plan but wants to have final decision on the waiver of fines first. Board asked her to email her request to the HOA and informed her she would receive a decision letter.

- iv. **Geneva and Robert Smith – 20305 Mitchell Place** – Owners attended an ARC meeting regarding painting their door red. Received communication that “All was OK”. They have a \$250 ARC fine and are requesting a waiver. They have submitted a request for the Board to waive and they await a decision letter.

E. EXECUTIVE SESSION – The Board went into an executive session at 6:53 pm. The Board came out of executive session at 7:18 pm.

F. HOMEOWNER REQUESTS – The Board voted to approve homeowner requests based on discussions in executive session. Motion made by Shawna McCowan to approve homeowner requests. Rose Thomas seconded. Motion passed unanimously.

G. ADJOURNMENT – The meeting was adjourned at 7:26 p.m.