

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

January 24, 2022

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on January 24, 2022, virtually via GotoMeeting. The meeting was called to order at 6:04 p.m. A quorum was established with the following Board Members in attendance: Shelly Jenks, Vice-President; Rose Thomas, President; Ryan Bronco, Director; Mary Simpson, Director; David Brown, Director; and Alvina Ferguson, Secretary/Treasurer. Ms. Thomas made a motion to excuse and Shawna McCowan, Director. Ms. Ferguson seconded the motion. The motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Fred Hales, District 9 Delegate; Rose Thomas, District 10 Delegate; Mary Simpson, District 14 Delegate; Shelly Jenks, District 17 Delegate; Robert Tomich, homeowner; Matthew James, Deputy District Attorney; and Diane Glover, homeowner.
 - 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:** A representative of the Denver District Attorneys office spoke about the role the office plays in prosecuting crime and establishing restorative justice with diversion programs.

Owner from 4414 Andes Street discussed dogs off-leash as an issue and requested clarification on zero lot line properties.
- III. **DISTRICT DELEGATE REPORTS** – None
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the December, 2021, Board meeting were reviewed. Ms. Jenks made a motion to approve, seconded by Ms. Thomas. Motion passed unanimously.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – The December financials were not fully available as of the date of this meeting. Mr. Brown made a motion, seconded by Ms. Ferguson to approve as

presented. Motion passed unanimously.

VII. HOA MANAGEMENT REPORT – The HOA Management reports for December were presented. Management had contact with 1575 owners in November and 1268 owners in December, received 38 and 34 ARC requests respectfully, and sent 39 status reports in November and 34 status letters in December. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on February 28, 2022 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. Jenks made a motion to approve ratification of votes via email. Ms. Thomas seconded. The motion passed unanimously.

B. Homeowner Requests:

i. 4104 Malta Street - Appeal and request for reduction of fines.

IX. EXECUTIVE SESSION – The Board went into an executive session at 6:38 p.m. The Board came out of executive session at 6:57 p.m.

A. There was a motion by Mr. Brown to approve the Homeowner Request as amended. Ms. Thomas seconded the motion. The motion passed unanimously.

B. There was a motion made by Ms. Thomas and seconded by Ms. Jenks to approve enforcement recommendations as modified. The motion passed unanimously.

C. There was a motion made by Ms. Ferguson and seconded by Ms. Jenks to approve collections recommendations as modified. The motion passed unanimously.

D. There were five separate motions made to approve foreclosure recommendations from counsel. The motions passed unanimously.

- 19*** 41st M: Ferguson S: Thomas
- 20** 41st M: Brown S: Jenks
- 20*** 45th Ave M: Thomas S: Jenks
- 4*** Duvall M: Brown S: Thomas
- 4*** Jericho M: Thomas S: Ferguson

X. ADJOURNMENT – The meeting was adjourned at 7:04 p.m.