

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES

July 17, 2023

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on July 17, 2023, virtually via Zoom. The meeting was called to order at 6:04 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, President; Alvina Ferguson, Secretary/Treasurer; Mary Simpson, Director; David Brown, Director; and Lee Hall, Sr., Director. Ms. Thomas made a motion to excuse Board Member Jon Psihoules. Ms. Ferguson seconded the motion and the motion passed unanimously.
  - A. **Homeowners, Residents and Property Managers Present:** Rose Thomas, District 10 delegate; Mary Simpson, District 14 delegate; Eric Gravenson, District 3 delegate; Linda Wilson, homeowner; Sydney Harms, homeowner; and Monica Delgado.
  - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Office Assistant.
- II. **DISTRICT DELEGATE REPORTS** –
  - A. **Reports from District Delegates:**
    - Mary Simpson, District 14 delegate, reported that the City of Denver has resumed parking enforcement in the community.
    - Eric Gravenson, District 3 delegate, asked if the Board was going to resume in-person meetings. Ms. Thomas stated the answer was likely no.
- III. **PUBLIC INFORMATION** -
  - A. Eric Gravenson - HOA Proposal - Mr. Gravenson proposed implementing a system where the Association helps homeowners maintain their properties instead of enforcing the rules and issuing fines.
- IV. **DISCLOSE FINANCIAL CONFLICT OF INTEREST ON AGENDA** – None
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the June 19, 2023 Board meeting were reviewed. Ms. Simpson made a motion to approve, seconded by Ms. Thomas, and the motion passed unanimously.
- VI. **FINANCIAL REVIEW**

- A. Financials** – The June financials were reviewed. In June, there were roughly \$1,430 in Board write-offs and approximately \$100 in Attorney write-offs, totaling approximately \$1,530. Ms. Thomas made a motion to approve as presented, seconded by Mr. Hall, Sr., and the motion passed unanimously.
  
- VII. ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for June were presented. Management has had 8,179 homeowner contacts year-to-date, including 1,590 contacts with owners in June. In June, HOA Management received 78 ARC requests and sent 19 status letters. Three mailboxes have been replaced at a cost of \$17,330.59. The calendars were reviewed for any updates.
  
- VIII. PUBLIC COMMENT PERIOD** - None
  
- IX. ASSOCIATION BUSINESS**
  - A. Ratify email votes** - None
  
- X. HOMEOWNER REQUESTS** - The Board went into an executive session at 6:20 pm to discuss homeowner requests. The Board came out of executive session at 6:34 pm.
  
- XI. EXECUTIVE SESSION** - The Board went into an executive session at 6:35 pm to discuss homeowner appeals and legal issues with counsel. The Board came out of executive session at 7:05 pm.
  
- XII. ADJOURNMENT** – The meeting was adjourned at 7:05 p.m.