

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

March 21, 2022

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on March 21, 2022, virtually via GotoMeeting. The meeting was called to order at 6:02 p.m. A quorum was established with the following Board Members in attendance: Shelly Jenks, President; Rose Thomas, Vice-President; Ryan Bronco, Director; Mary Simpson, Director; and Alvina Ferguson, Secretary/Treasurer. Ms. Thomas made a motion to excuse and Shawna McCowan, Director, and David Brown, 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; Reuben Espinosa, District 24 Delegate; Milford Adams with Metro Association of Realtors; Muriel Williams-Thompson with Denver NARB; Noelle Phillips, homeowner; Linda Wilson, homeowner; Netsanet Shibeshi, homeowner; Stacey Pratt, homeowner; Malaika White, homeowner; Sandra McGee, homeowner; Hanifah, homeowner; Arlene, homeowner; Angela Hutton-Hall, homeowner; Rita Lowel with Denver Metro; Shawn, homeowner; Portia Prescott with NAACP; Dar Mader with WCRVMD.
 - 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:** Ms. Williams aired concerns over foreclosure and the potential for displaced homeowners. Asked the Board to consider halting foreclosures; Ms. Hutton-Hall requested the Board to stop foreclosures; Ms. Wilson asked about newsletters and whether association will continue newsletters loves the community and asked if the Board can assist homeowners with fees and costs; Milferd Adams chair of Denver Metro Realtors wants to assist the community and does not want owners to lose their homes.
- III. **DISTRICT DELEGATE REPORTS** – None
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the January, 2022,

Board meeting were reviewed. Ms. Ferguson made a motion to approve, seconded by Ms. Jenks. Motion passed unanimously.

VI. FINANCIAL REVIEW

A. Financials – The January and February financials were reviewed. In 2022, there were \$11,307.37 in Board write-offs and \$6,880.00 in Attorney write-offs and \$18,187.37. Ms. Thomas made a motion, seconded by Ms. Jenks, to approve as presented. Motion passed unanimously.

VII. HOA MANAGEMENT REPORT – The HOA Management reports for January and February were presented. Management had contact with 1,272 owners, received 36 ARC requests, and sent 15 status letters in January. Management had contact with 1163 owners, received 25 ARC requests, and sent 23 status letters in February. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on April 18, 2022 at 6:00 p.m. and again will be held electronically. There was one mailbox repaired/replaced for a total of \$2,159.62.

VIII. ASSOCIATION BUSINESS –

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

B. Board member Ryan Bronco has sold his home and resigned from the Board. The Board will send notice seeking an additional Board member.

IX. EXECUTIVE SESSION – The Board went into an executive session at 6:31 p.m. The Board came out of executive session at 7:21 p.m.

A. There was a motion by Ms. Ferguson to approve the Homeowner Request as amended. Ms. Jenks seconded the motion. The motion passed unanimously.

B. There was a motion made by Ms. Thomas and seconded by Ms. Simpson to approve Enforcement recommendations as modified.

C. There was a motion made by Ms. Simpson and seconded by Ms. Jenks to approve Collection recommendations as modified.

X. ADJOURNMENT – The meeting was adjourned at 7:37 p.m.