

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

October 19, 2020

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on October 19, 2020, virtually via GotoMeeting. The meeting was called to order at 6:10 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, Vice-President; Mary Simpson, Director; and David Brown, Director. Ryan Bronco, Director, Shawna McCowan, Director. A Motion was made by Ms. McCowan to excuse Shelly Jenks, President; Alvina Ferguson, Secretary and Treasurer; and Evan Simmons, Director. Mr. Brown seconded the Motion and the motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Fred Hales, District 9 Delegate; Rose Thomas, District 10 Delegate; and Mary Simpson, District 14 Delegate.
 - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; Sabrina Foss-Stockwell, GVR Metro District Office Assistant
- II. **PUBLIC COMMENT**
 - A. **Police Report: None**
 - B. **Denver City Councilwoman Gilmore Report: None**
 - C. **Citizen’s Advisory Board Report: None**
 - D. **Public Comment: None**
- III. **DISTRICT DELEGATE REPORTS – None**
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES – None**
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the September, 2020, Board meeting were reviewed. Ms. Simpson made a motion to approve, seconded by Mr. Brown. Motion passed with Ms. McCowan abstaining.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – The September financials were reviewed. There were \$13,515 in Board write-offs and \$102.56 in Attorney write-offs and approximately \$1,860.62 in a foreclosure write-off, totaling \$15,478.18. 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 September was presented. Management had contact with 2,108 owners, received 81 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 December 7, 2020 at 6:00 p.m. and again will be held telephonically.

VIII. ASSOCIATION BUSINESS –

- A.** A discussion was held regarding Executive director positions. A Motion was made by Ms. McCowan to appoint Ms. Jenks as President, Ms. Thomas as Vice President, Ms. Ferguson as Secretary and Treasurer. Ms. Brown seconded the motion. The Motion passed unanimously.
- B.** The annual budget presented at the annual meeting was discussed. A Motion was made to approve the budget as presented by Mr. Brown. The motion was seconded by Ms. Thomas. The motion passed unanimously.

IX. EXECUTIVE SESSION – The Board went into an executive session at 6:23 p.m. The Board came out of executive session at 6:49 p.m.

- A.** There was a motion by Ms. McCowan to approve the Homeowner Request as amended. Ms. Simpson seconded the motion. The motion passed unanimously.
- B.** There was a motion made by Ms. Simpson and seconded by Mr. Brown to approve Enforcement and Collection recommendations as modified.
- C.** There were four motions made by Ms. McCowan and seconded by Ms. Simpson to approve foreclosure recommendations from counsel. The motions passed unanimously.

X. ADJOURNMENT – The meeting was adjourned at 6:55 p.m.