

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

January 25, 2021

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on January 25, 2021, virtually via GotoMeeting. The meeting was called to order at 6:11 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, Vice-President; Mary Simpson, Director; David Brown, Director; Shelly Jenks, President; Ryan Bronco, Director; and Alvina Ferguson, Secretary and Treasurer. Ms. Thomas made a motion to excuse Director Shawna McCowan. Ms. Jenks seconded the motion. The motion passed unanimously. Ms. McCowan did appear late to the meeting.
 - 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; Linda Weiman, homeowner; Luca Wrenn, homeowner; Cassandra Emerson, homeowner; Wa Leigh Raush, homeowner; Deana Nicolson, homeowner; Shantel Olguin, homeowner; and Timothy Pender, homeowner.
 - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; Sabrina Foss-Stockwell, GVR Metro District Office Assistant; Beth McCann, District Attorney’s office; and Kathryn Willard, Vial Fotheringham attorney.
- II. **PUBLIC COMMENT**
 - A. **Police Report:** None
 - B. **Denver City Councilwoman Gilmore Report:** None
 - C. **Citizen’s Advisory Board Report:** None
 - D. **Public Comment:** Beth McCann from the District Attorneys office spoke for several minutes regarding delays in prosecution due to COVID, increased domestic violence resources, and cyber bullying seminars. Beth.McCanne@denverda.org
- III. **DISTRICT DELEGATE REPORTS** – None
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the December, 2020, Board meeting were reviewed. Ms. Thomas made a motion to approve Minutes as

amended, seconded by Ms. Ferguson. Motion passed unanimously.

VI. FINANCIAL REVIEW

- A. The November financials were reviewed. There were \$17,026.60 in Board write-offs, \$79.04 in Attorney write-offs and approximately \$7,317,50 in a foreclosure write-off, totaling \$24,423.14.
- B. The December financials were reviewed. There were \$31,049.74 in Board write-offs and \$4,627.50 in Attorney write-offs, totaling \$35,677.24.
- C. Ms. Jenks made a motion, seconded by Ms. Thomas, to approve both as presented. Motion passed unanimously.

VII. HOA MANAGEMENT REPORT – The HOA Management report for November and December were presented. Management had contact with 1501 and 1440 owners, received 51 and 21 ARC requests, and sent 32 and 31 status letters respectively. Two mailboxes were repaired and 3 mailbox clusters were replaced. The calendars were reviewed for any updates and the complaint log was presented. The next board meeting will be held on February 22, 2021 at 6:00 p.m. and again will be held telephonically.

VIII. ASSOCIATION BUSINESS –

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

B. Homeowner Requests:

- i. 19365 Adak Place – Appeal for reduction of fees.
- ii. 19357 40th Ave – Appeal ARC
- iii. 4320 Café St – Appeal violation
- iv. 20521 45th Ave – Appeal fines and fees
- v. 20736 Mitchell Place – Request waiver of fees
- vi. 4099 Argonne St – Appeal ARC decision

IX. EXECUTIVE SESSION – The Board went into an executive session at 7:31 p.m. The Board came out of executive session at 8:21 p.m.

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

X. ADJOURNMENT – The meeting was adjourned at 8:30 p.m.