
Green Valley Ranch Annual Board Meeting

Thursday, 02.27.2025

Attendees

Brad Perry, HOA President (5775 Coachwood)

Weldon Shaver, HOA Vice-President (5615 Coachwood)

Jeff Lawrence, Financials (5685 Flag)

Aubree Schurtz, Covenant Committee (5715 Flag)

Mario Villagomez, Member at Large (1955 Atherton)

Jay Mullenix, Website and Newsletter (2040 Butternut)

Amber Perry, Secretary and Social (5775 Coachwood)

Mitch and Lonetta White (5730 Coachwood)

Kevin Power (5745 Coachwood)

Jeanna and Dave Brown (5685 Coachwood)

Scott Dominguez (5720 Flag)

Randall Ruiz (5670 Astoria)

Bob DiAntonio (5655 Flag)

Dee Shaver (5615 Coachwood)

Sharon Mullenix (2040 Butternut)

Agenda


Introduction of Officers

1. Brad opened the meeting at 7:02pm, and had the members of the HOA introduce themselves and then had the attendees introduce themselves and where they lived.
2. Then Amber went over the meeting minutes from last year's meeting. The notes were approved as presented with a motion to accept by Jeff and seconded by Weldon.

Individual Committee Reports

Financials

1. Jeff explained the HOA budget and where the monies are allocated, with the majority of the money collected going to Trash and Recycling.
 - a. Our rate is locked in for the next two years, but after that we may have to shop around to see if we can get a better deal. Or we may have to raise the HOA dues if we can't get another low rate like we have now.
2. Our HOA has consistently stayed under budget by doing some of the work around the neighborhood ourselves. Like doing the landscaping/weeding/water maintenance along Centennial ourselves rather than paying someone to do it for us. The last time we paid to have the landscaping done it cost over 6k.
 - a. On a side note, when it was brought up that we do the clean up along Centennial, Jeanna Brown said she'd like to help next time. Jay will send an email blast out to let the neighborhood know and invite anyone interested in helping.
 - b. The 2023 service from the LDS youth was mentioned as a way to get the work done cheaply, we paid them in pizza, and give the local youth an opportunity to serve where they live.
 - c. Jeff mentioned that we do still have a line item for landscaping just in case there is a lot of work to be done, like falling tree limbs or dead trees. Things that are outside of our ability to handle.
3. Jeff talked about insurance being our next biggest expense. He works on shifting the money around when needed so that we can keep our HOA dues low. We had to change insurance companies last year because our old company just dropped us.

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- a. A question was asked about the types of insurance and why we keep them. Weldon responded with the following information.
 - i. We have Director's Liability at 500/year so that if a member of the HOA Board ever gets sued then it doesn't have to come out of their pocket, as this is a volunteer organization.
 - ii. We also have Property Insurance for repairs along the community fence. Like when we had someone crash into the fence along Centennial and take out two or three sections of fence and a tree.
 4. The motion to accept the financials as presented was submitted by Weldon and seconded by Amber.

Covenant Committee

1. Aubree started with reminders about the following:
 - a. Keep your lawn green and weed free
 - b. Any large trucks or campers need to be kept hidden.
 - c. Please don't leave your garbage bins out overnight. Don't put them out the night before as that is a wildlife hazard and is illegal per city ordinance.
2. A question was asked about how it works with renters, as they seem to be the ones most often in non-compliance. We start by talking directly to the renters and asking nicely, usually with cookies in hand, and if that doesn't resolve the issue, we talk directly to the homeowner.
3. A question was asked about the Short Term Rental amendment that was in the works last year. We are still seven votes short. Colorado is working on passing a law that any home offering to be a STR will be required to pay the 27% commercial tax, as a business, instead of the 5% private tax.
4. A question was asked about overnight parking in the neighborhood as it seems to be getting worse. By law we are not allowed to restrict overnight parking, but it is still in the CC&R's for the neighborhood. We hope that everyone will be a good neighbor and keep their vehicles off the street as it makes for a cleaner and safer neighborhood. It also adds value to your home when the neighborhood stays clean and clear.

Social

Amber mentioned the upcoming social events with dates and times.

1. Ice Cream Social is June 14th at 3pm
2. Potluck in the Park is July 12th at 12pm
3. Community Garage Sale is August 2nd at 7am.

Questions from Homeowners

1. DiAntonio: What about the sprinter van that was seen in the neighborhood over the summer? Is there anything we can do?
 - a. Talk to the police and report it as an abandoned vehicle. Take pictures of the van. Work together as a community to keep everyone safe.
2. Dominguez: Are there any teens looking for work? He's gone 2 or 3 months of the year and needs help with yard maintenance.
 - a. Jay will put it in the newsletter. We can also ask around to kids in the neighborhood.
3. Jay Mullenix: If there are any ideas for the newsletter he'd be happy to include them. He's in charge of communications for the HOA. If you want the newsletter make sure he has your email. The newsletters go out in Jan, Apr, Jul and Oct.
4. White: They are putting in fiber optic along Centennial soon. Hopefully it goes well and they don't break anything. He asked about how to get sidewalks fixed?
 - a. Brad mentioned the GOCOS! App that lets you report needed maintenance by taking a picture and submitting it. He usually sees it fixed within a week or so.
5. DiAntonio: Are they putting a new light in at Mule Deer and Centennial?
 - a. Not that we know of. No, they don't keep us in the loop for that stuff. They have the set up in place in case they need to in the future.
6. Lonetta White: If you are unhappy with the closing of our library please share those concerns with the city council.
7. Dominguez: If I want to change the color of my house do I need HOA approval? What about changes to the easement?
 - a. Yes, you need HOA approval for both. Just put a swatch of the colors you want on the side of your house and let us know. We'll stop by. If you want to change the easement, just send us a plan for approval. Easier than having to fix it after the fact.
8. Amber Perry: I am looking to get chickens added to our CC&R's so that I can have them.
9. Jay Mullenix: If you have any other questions feel free to email them and he'll pass them along.

Motion to adjourn by Weldon, seconded by Jeff.

Meeting concluded at 7:53pm.