
GREEN VALLEY RANCH ANNUAL MEETING MINUTES

Attendees

Weldon Shaver, President
Brad Perry, Vice President
Jeff Lawrence, Financials
Steve Miller, Member at Large
Amber Perry, Secretary and Social
Mario Villagomez, Member at Large

Homeowner Attendees

Kevin Powers 5685 Coachwood
Jeanna and David Brown 5750 Coachwood
Randal Ruiz 5670 Astoria
Mitch and Lonetta White 5730 Coachwood
Dee Shaver 5615 Coachwood
Jay and Sharon Mullenix 2040 Butternut

AGENDA

1. Meeting opened at 7:00pm by Weldon.
2. Introduction of HOA Board Members.
3. Notice of Meeting posted. Certification was posted per regulations.
Motion to accept certification as posted by Brad and seconded by Jeff.
4. Minutes from last year's meeting were read and accepted with a couple minor changes.
5. Financial report given. Overall we stayed under budget, the only thing that went over was landscaping because we had fences and trees damaged in the wind that needed to be repaired.
 - a. We try really hard as an HOA to keep our expenses low and under budget.
 - b. Insurances that we pay for were explained and the need for them.
 - c. We have a 3 year contract with GFL, that got sold to Republic when they took over GFL. They have to honor our contract as listed. It will be up for renewal again in 2026.
 - d. We did save quite a bit of money by doing most of the other weed/ water maintenance ourselves. Weldon and Jeff have been spraying the weeds and keeping Centennial looking nice. This saves us between 300-400 dollars a year.

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- e. Motion to accept financials as presented by Amber and seconded by Mario.
 6. The Social Committee told of upcoming activities and the dates for such.
 7. The Welcome Committee will be sending out a welcome letter with information for new and old homeowners.
 8. Covenant committee duties explained. They are the liaison between the HOA and the homeowners. We can no longer enforce “no overnight parking” as it violates no Colorado law. We can still ask people to not do so as it protects our kids and keeps the streets safer to drive on.
 - a. We are looking for a new Covenant Committee Leader. One of the draws to our neighborhood is the clean streets, not cars everywhere, and the well maintained yards.
 9. Neighborhood Watch update. Ring cameras caught a person checking for unlocked cars along Flag Way. An email blast was sent out to make homeowners aware. We have block captains to make sure everyone stays informed. There are also bears and bobcats roaming the neighborhood. Thank you Jeff for keeping up with NHW.
 - a. Randall Ruiz had a face to face with the guy checking car doors. He had a vest with reflectors and was carrying something. He turned onto Butternut. Recommendation to keep doors locked and if you see someone keep an eye on them. The camera at Jay Mullenix’s house caught him casing the neighborhood. Someone drove up in a Mini Cooper and he picked up boxes he had stashed and they took off.

UPDATES, NEW BUSINESS AND QUESTIONS FROM HOMEOWNERS

1. We take care of blowing out the sprinklers and making sure the water hoses stay in good repair. It keeps our costs low.
2. We know that the community fence along Centennial will need to be fixed up and the cement tops to be replaced soon. Please let us know if any sections are coming loose.
3. We are trying to amend the CC&R’s to discourage Short Term Rentals. Any change to the CC&R’s needs to be ratified by two-thirds of the homeowners. It cannot be done by the HOA. We need seven more signatures to get the amendment for STR’s to pass.
 - a. There is a state legislature coming aimed at Short Term Rentals. We’ll see what happens when and if it passes.
4. Randall Ruiz stated that he thinks the house at the corner of Mule Deer and Flag might be a STR.

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5. There are also amendments coming for the CC&R's to allow chickens and bees. Still in the works, no updates as yet.
 6. Randall Ruiz asked about water restrictions. The HOA doesn't have any but the city of Colorado Springs does have water restrictions after 9am and before 6pm. Jay will put the information in the next newsletter.
 7. Any landscaping changes need to get HOA approval.
 8. There was a question on garbage pick up days. Republic Services website will show pick up days.
 9. Kyle, our garbage man, was mentioned and talk ensued about how well he does his job and basically spoils the neighborhood. He's been doing it for 14 years. Maybe put an article about him in the newsletter?
 10. The need to repave the roads through our neighborhood was mentioned. Not much we can do as an HOA, but you can call the City Street department and talk to them about it. Same goes for sidewalks. There is an app that will allow you to report problems like this with a quick picture sent. You'll get a faster response as a citizen than we would get by asking as an HOA.
 11. If you need a new garbage bin talk to Weldon. Dues do not cover new bins.
 12. Talked about having Tall Timbers come trim up the trees along Centennial so that we can keep them looking nice and hopefully avoid hazards and problems in the future.
 13. There was also an explanation of the Lawyer Fees in our financial report.
 14. Traffic along Coachwood is going to get busy in the next few weeks because of the construction along Atherton. It will be a month before Atherton opens again.
 15. Newsletter update from Jay. Newsletters are quarterly, Jan, Apr and Oct. If you have anything that you'd like to include in the newsletter let Jay know. If you're not on the email list email Jay at gvrhoa email or talk to someone on the board. Our website will show back issues of the newsletters.

ELECTION OF OFFICERS

Jeff Lawrence and Aubree Schurtz were up for election. Jeff is a reelection and Aubree is new. 11 votes for Jeff and 1 for Aubree. New officers are now elected for a 3 year term.

Motion to accept the election votes presented by Amber and seconded by Steve.

Meeting adjourned at 8pm.