

# GREEN VALLEY RANCH HOA

## MAY MEETING NOTES

May 8, 2023 \* Weldon Shaver's House \* 7:03pm - 7:40pm  
Weldon Shaver, Joe Kalis, Jeff Lawrence, Brad Perry, Amber Perry, Steve Miller, Mario Villagomez (via Zoom)

### Agenda

1. Review of Meeting Notes for April
  - a. Postponed as they have been misplaced.
2. Financial Report
  - a. 27,385.38 in checking
  - b. 9,826.37 in CD
  - c. Checks written in May
    - i. USI Insurance (Director's and Officer's Insurance) 1555.00
    - ii. GFL Environmental 21.30
      1. Adjustment because of new move-ins getting a recycling bin.
    - iii. Weldon Shaver (state registration fee) 60.00
    - iv. Anderson, Dude & Debel (lawyers re: STR consult) 662.46
    - v. GFL Environmental 7,053.49
  - d. Motion to accept as presented by Brad, seconded by Joe.
3. Newsletter Update
  - a. Newsletter has been sent out.
4. Committee Information
  - a. Covenant violations - none to report
  - b. New business - Angie Halloran (5760 Astoria) is repainting her garage door. No need to approve as she's getting the same color again.
5. Neighborhood Watch - nothing to report.
6. CC&R Revision Update
  - a. Steve and Jeff were waiting to see if there was a form needed to change the CC&R's regarding STR (Short-Term Rentals)
  - b. Jeff has a link to send out to homeowners via email to get votes on the proposed change. A slight change was requested to put the gist of the new law in layman's terms at the top before the legal explanation was given. We'll plan on going door-to-door after seeing what response we get from the emails. The next step is to send out the email by the end of May. We may put it in the next newsletter with

a link to the voting site. And then put it on the website for everyone in the HOA to access. If it passes, it will need to be recorded with the city.

7. Short Term Rental Laws Update

- a. Joe and Jeff have looked over the information/advice provided by the lawyers. The lawyers recommended that the wording needs to be more structured. They had some reservations because some of the pieces are unenforceable per the city's laws.
- b. The times listed on the CC&R's are stricter than they can be by law. We also need to look into parameters, what needs to be provided to homeowners. We need to remove "Ravenhills" from the document and put our name on top.
- c. Steve sent multiple links regarding all of this for the board to look over.
- d. Next step is to make the changes mentioned above and to keep it current with CO laws.
- e. Fines imposed per occurrence not daily. Jeff will take care of the next steps.

8. Dues Update - All dues have been paid.

9. GFL Contract Approval

- a. Rates in the new contract are locked in until 2026.
- b. Motion to approve new contract by Joe, seconded by Steve and approved by all board members.

10. Insurance Policy Renewals

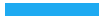
- a. Property/Casualty has been discontinued. Our current Prop/Cas expires in June. Weldon will have new quotes by our next meeting.
- b. Division of Real Estate was paid by Weldon so that we can remain members and have them help with liens and other fines.

11. Landscape Maintenance

- a. Cleanup is needed again along Centennial.
- b. Tree trimming needs to be done. Trimmings taken to a free mulch dump site. If we wait until June, Steve can help with trees.
- c. Spraying for weeds to be done soon. Joe and Weldon will take care of it.
- d. June we need to turn on sprinklers.
- e. Possibly have Tall Timbers take care of trees?

12. Other business/reports

- a. Amber and Brad stopped by and talked to Teresa and T? (her husband) before the meeting to allay any fears and give them an update on the STR situation. All is well now, and she has volunteered to go door-to-door when/if we need help getting signatures.



- b. Overnight parking is non-enforceable by CO law. We aren't going to adjust the CC&R's because anything in there is overridden by CO law anyway. No announcement will be made regarding the change.
- c. Concern over the over-involvement of the lawyers and getting charged more than we had discussed in the February meeting. Lawyers were over-zealous and did more than was asked of them. Discussion about what can be done in the future to make sure this doesn't occur again. Maybe getting a new lawyer? Weldon will look into this as well.

Meeting Adjourned.

