


GREEN VALLEY RANCH HOA

JUNE MEETING NOTES

7pm - 7:34pm *Weldon Shaver's House* June 12, 2023
Weldon Shaver, Joe Kalis, Brad Perry, Steve Miller, Amber Perry

Agenda

1. No corrections to May Meeting minutes. Accepted as presented.
2. No financial update needed, as no checks were written and no new monies came in.
3. No changes to the newsletter as it just went out last week and no newsletter upcoming.
4. Committee Updates
 - a. Covenants
 - i. 5660 Coachwood Trail got a week long parking pass for graduation visitors.
 - ii. 5760 Flag got a permit for a rolloff dumpster.
 - iii. 5670 Coachwood was contacted regarding the weeds and overgrown grass. Tenants refused to comply. Weldon contacted the owner, Justin Shortman, and he had it taken care of.
 - iv. We need to choose someone for the Yard of the Month for July. Missed June because we waited too long.
 - b. Social Committee
 - i. Ice Cream Social coming up on Saturday the 17th. Dee Shaver is picking up disposable gloves that we can use to dish up ice cream. Other than that, it's all taken care of. Amber will get ice cream that morning. Amber will contact Jay about sending an email blast to remind about the Social.
 - ii. Dates for the Potluck in the Park, July 22nd, and the Community Garage Sale, August 5th, mentioned as a reminder.
 - c. Cleanup along Centennial
 - i. Weldon and Joe cleaned up and sprayed for weeds last Friday. They also cleaned up 2 bags full of trash. More still to do including tumbleweeds.
 - ii. The Board authorized Tall Timbers to take care of the tree trimming and removal that needs to be done. They came out and said that it will be a two-day job and they will come out on June 19-20 to take care of the trees. They will need access to the backyards that abut Centennial to remove the limbs that fall. Weldon will ask them if they can chip up the tumbleweeds



while they are there. Weldon will contact the houses that will be affected so that we can get permission for the Timbers guys to go back there.

d. Open Discussion

i. STR - the vote right now is 45 for and 8 against. We need 75 homeowners for it to pass the change in CC&R's. We may need to go door-to-door to get the rest of the votes. Teresa said she would volunteer to help with that. Tom Hutton had to adjust his vote because he misread it the first time.

ii. Insurance Update

1. USI, director and property insurers, were contacted regarding the possibility of adding Commercial, Liability and Crime to our policy as our previous insurer no longer practices in CO. The changes to insurance amounts are as follows

- a. Previous D&P 684, now it will be 1569
- b. Previous C,L&C 1511, now it will be 1309
- c. Total budgeted for all insurances is 3100, so even combining the two we will stay below budget.
- d. Motion to approve by Brad, 2nded by Joe. All board members approved.

iii. GFL Contract Update

1. Contract signed and completed and now GFL is being taken over by a new company. The new company starts at the end of June. Because we have already locked in our new contract, our rates will stay the same through the end of 2026.
2. New company is said to be stricter about no trash outside of the bin being collected. Although if we get to keep Kyle he'll probably do it anyway. Some uncertainty at the end of 2026 when we need to renegotiate, but we'll worry about that then.

Motion to adjourn by Brad, 2nded by Joe. Meeting adjourned at 7:34pm

