
Green Valley Ranch HOA Annual Meeting

Monday, February 20, 2023

Held in Fire Station 18, 6830 Hadler View, Colorado Springs, CO 80919

Start: 7:05pm End 7:56pm

Meeting Agenda

Introduction of Officers, Committee Members and Homeowners - Roll Call

Weldon Shaver, 5615 Coachwood Trail, HOA President; **Amber Perry**, 5775 Coachwood Trail, HOA Social Director and Secretary; **Jeff Lawrence**, 5680 Flag Way, HOA Financial Director and Neighborhood Watch Coordinator; **Joe Kalis**, 5650 Coachwood Trail, HOA Vice-President; **Brad Perry**, 5775 Coachwood Trail; HOA Member at Large; **Randall Ruiz**, 5670 Astoria Way, Homeowner; **Izabel Villagomez**, 1955 Atherton, Homeowner; **Theresa Kalis**, 5650 Coachwood Trail, Homeowner; **Sharon Mullenix**, 2040 Butternut Trail, Homeowner; **Jay Mullenix**, 2040 Butternut Trail, Newsletter and website director.

Certification of Attendance/Proxies

All Homeowners received this notice with their dues payment stub, along with election of officers ballot.

Proof of Notice of Meeting

Posted on the door of the Fire Station at the time of the meeting.

Reading of Minutes of 2022 Meeting Notes

Read by Amber Perry, motion to accept notes as presented by Joe and seconded by Jeff.

Review of 2022 Financial Balance Sheet

Read by Jeff Lawrence. The dues went up this year to cover trash increase by GFL. Jeff also noted that trash, insurance and PO box increase every year because that's the nature of those particular businesses. We did end up saving quite a bit by doing the maintenance along Centennial ourselves instead of hiring it out. We "hired" some youth from the LDS church to help

with the cleanup. We paid them with pizza and soda, and it was still cheaper than hiring someone to do it for us. We came in under budget for the year of 2022.

It was noted that this is the last year with GFL at our current contracted price. We will be meeting with them to negotiate a new three-year contract, but the prices will go up, prompting the price increase in HOA dues.

Motion to accept Financials as presented by Brad, seconded by Joe.

Neighborhood Watch

This year we had a drug bust for illegal growth of marijuana at 5645 Mule Deer. If you'd like to be a part of NHW please contact Jeff. Residents also told about the Nextdoor website and the information that can be had there to update them of potential problems, i.e. bears or vandals in the area.

Newsletter

Jay is still in charge of this and doing a wonderful job.. If you are not getting the newsletter please give us your email and you'll be added to the list. If there are any additions or changes you'd like to see just contact Jay. Newsletter is quarterly, sent out in Jan, Apr, Jul and Oct. They are being sent digitally through a service called Mail Chimp that keeps everyone's information secure. Jay also sends out email notifications for events and updates periodically so if you want to be kept in the loop please provide your email address.

Social

This year's challenge issued by Amber is, Do one thing every day that stretches you. Take on your problems that are dragging you down bit by bit. One bite at a time until you accomplish what you set out to do. The social events coming up are listed below:

Ice Cream Social - June 17th at 3pm

Potluck in the Park - July 22nd at 12pm

Community Garage Sale - August 5th at 7am

Welcoming Committee

Also run by Amber. A welcome packet has been prepared and will be handed out to the neighborhood as soon as the weather warms up a bit.

Covenant Committee

Being run by Jeff Lawrence right now until we can get a new Covenant Committee person. If anyone is interested please let anyone on the HOA board know. Overnight parking is getting out of hand, residents asked to comply to keep our neighborhood looking nice and also for safety as too many cars on the street make the roads too narrow for two cars to pass as well as concealing kids that may be playing out in front of their houses.

Unfinished Business

The cap on the retaining wall is still deteriorating. Previous bids were ridiculous, we are looking into alternatives. As discussed we will be negotiating with GFL to secure a new three-year contract. Negotiating as a block does get us a better deal than doing so individually. We will also need to have the trees along Centennial trimmed and maybe some of them removed as they are presenting a hazard to the community wall as well as making the street look unsightly.

New Business

There are new condos across the street now. There will be more near the Montisorri school as well as some new condos/houses going in near the Verizon building on 30th street. This last is being fought by the surrounding neighborhoods as it will cause significant traffic problems and not a lot of alternative access routes should we have another disaster like the Waldo Canyon Fire.

There is a short term rental being run in the neighborhood. While not expressly against the HOA CC&R's it is still something that has caused concern from surrounding neighbors because of the excessive noise and trash being left out. We as an HOA are looking into this, maybe getting advice from our attorney. The city council is looking into Short Term Rentals as well as this is becoming increasingly more frequent. We may need to change the CC&R's to prohibit Short Term Rentals, but it would not be retroactive.

There are two proposals going around the neighborhood now, or will be shortly, regarding the addition of bees and chickens to the CC&R approved animals list. The chicken proposal was passed around the meeting, the bee one is still in the works but will hopefully be coming out this spring/summer.

Election of Officers

There are two openings on the HOA board, and three write-in votes. Steve Miller on Coachwood, Mel Richardson on Flag and Mario Villagomez on Atherton, who is deployed but will be back in the summer. Voting took place with all homeowners present. The voting was unanimous in the affirmative for Mario Villagomez and Steve Miller. We look forward to working with them and seeing them at upcoming meetings.

Questions/Concerns

Randall Ruiz had questions about water restrictions from the city. Are they still in effect? As far as we know, they are. With “Water-Wise” restrictions starting in May, watering is allowed every other day either before 10am or after 6pm. But that is still up to the city of Colorado Springs and not our jurisdiction.

Randall Ruiz also had questions about the community fence and if there are ever issues with it, whom do they contact? They would need to talk to the HOA board and we will get it taken care of. Weldon talked about community fence maintenance as well as the cost-effective plan we have been using for the last couple of years to do most of the maintenance/cleaning/water shut-off ourselves as the bids we were getting well exceeded the amount of work needed.

Recycling and garbage disposal was also discussed at this time, reminding homeowners that by negotiating as a block we are saving each home around \$5 per year. Bigger bins for recycling were mentioned and we mentioned that the homeowner would need to go through the HOA board to get new bins because of the way we have the contract set up.

There were also concerns about needing to pay for new bins should we change providers. Not sure on that, we'll get back to them when/if we change providers.

Motion to adjourn by Brad Perry, seconded by Joe.