

GREEN VALLEY RANCH HOA

May Board Meeting Notes

7:02 pm - 8:00 pm

Perry House 5775 Coachwood Trail

13 May 2024

Attendees

1. Brad Perry, President
2. Weldon Shaver, Vice President
3. Jeff Lawrence, Treasurer
4. Amber Perry, Secretary and Social Committee
5. Steve Miller, Neighborhood Watch
6. Aubree Shurtz, Covenant Committee
7. Mario Villagomez, Member at Large

Agenda

Review and/or Correction of Meeting Minutes from April

1. Accepted as presented by Weldon, seconded by Brad.

Financial Report Update

1. Nothing new to report. No payments made or received.

Band Account Update

1. Per last month's discussion, we are waiting until July to move the CD over. Nothing more to report.

Insurance Discussion

We have two bids to decide upon. One from our current provider, USLI and the other from State Farm. Our original policy was canceled because our agent retired, but if we switch to a new broker we can stay with USLI. The bids are as follows and they are both property and umbrella insurance.

1. USLI coverage: 35k for fences and 3105 per year.

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2. State Farm coverage: 40k fences and 3272 per year.

The policies are basically the same with the exceptions of better communication and PFAS coverage from State Farm. The decision was made to switch to State Farm. Motioned by Steve, Seconded by Amber and approved by all.

Annual Dues Update

Only 2 still unpaid, 5740 Flag and 5735 Coachwood. It was decided by the group to get them until the end of May to pay their dues and if not, their garbage services would be stopped.

Committee Updates

1. Covenant Committee - Nothing to report.
2. Newsletter - changes approved and newsletter to be sent out.
3. Neighborhood Watch - Bear scat seen between Weldon's house and Harlen's. Bobcats have been seen in the neighborhood as well.

New Business

1. We need to spray the weeds and turn the water back on in June. Maybe talk to Royden and see if he can do it? Tank getting too heavy for Weldon.
2. We have two or three loose sections of fence and the pickets are coming off. Maybe Jeff L can do it? Maybe we talk to a handyman and get bids? No decision made on this one yet.
3. A new law was passed in CO that will take effect in August. It will make it harder for HOA's to put a lien on a house for non-payment. Now you need a civil judgment first. You will never get more than half of what was owed. Discussion about taking them to small claims instead.
4. We went over the Welcome Letter that Amber wants to take around, got suggestions on changes and things that were missed. Letters going out soon.
5. Talked about getting us off of Paperless at First Bank so that Jeff can review the statements again.

Motion to adjourn by Weldon, seconded by Steve.

