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# GREEN VALLEY RANCH HOA

## JULY BOARD MEETING 14 July, 2025 7pm - 8pm

Brad Perry, President; Weldon Shaver, Vice President; Steve Miller, NHW; Jeff Lawrence, Financials; Aubree Shurtz, Covenant Committee; Mario Villagomez, Covenant Committee Vice; Amber Perry, Secretary and Social Committee

### PREVIOUS MEETING NOTES

Read in and accepted as presented. Motion to accept by Aubree and seconded by Weldon

### FINANCIAL REPORT

Balances stand at 30k in the checking account and 10k in our CD.

Wrote one check for 7352 to Republic Services for garbage/recycling pickup.

495 was deposited for unpaid dues on Flag Way. But the homeowner double paid, so we owe them 400 back.

Jeff wrote a check, dually signed at the meeting, so that we can pay back the 400 over.

Motion to accept financials as presented. Motion by Weldon seconded by Amber.

### SOCIAL COMMITTEE UPDATE

Potluck went well, had a few new attendees, but still not well attended overall. Maybe it's time to stop doing the Potluck.

We are planning a community event on 16 August to cleanup along Centennial between Mule Deer and Atherton. We'll have Jay send out an email to let everyone know.

The Community Garage Sale is Saturday, August 2nd at 7am. Signs to be put up as well as posting it on Nextdoor, Facebook and Craigslist.

### COVENANT COMMITTEE

5710 Astoria has two trees that they want to remove. One of them is on their property so there's no problem there, but the other one is in the easement and so the homeowner will need to talk to the city about that one before they remove it.

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5645 Mule Deer was asked about their trailer and they said they have a storage facility for it and will move it there.

Aubree is going to talk to the property manager, Ernie, about making sure the new renters get a copy of the CC&Rs and make sure they know about weeds, mowing the lawn, and making sure the cars in the driveway don't stick out too far and become a hazard for the neighborhood.

## **NEIGHBORHOOD WATCH**

1975 Atherton had damage done to his lawn, several large holes in his grass, when the city started on their latest project. It was mentioned that part of the deal with the project is that they'd make everything right if they messed up and so we'll just keep an eye out to make sure they do. Otherwise the homeowner might have to contact the city to get it repaired.

## **NEW BUSINESS**

There is a new law in Colorado that requires more from the HOA when a house is sold. There are several new steps in regards to information given to the new homeowners that will make it more tedious for the HOA. Brad is going to set up a template with all the new information that can be sent out to new homeowners as needed. Considering the new law and the extra work for the HOA we are considering raising the transfer fees to accommodate the added work for the HOA. It was decided by the board to increase the dues to \$250 starting in January 2026. Motion was unanimous in the affirmative.

## **FENCE/WALL REPAIR UPDATE**

Amber had several different businesses/handyman come out to give estimates on the fence repair. One of them doesn't do work in this area, two others said they only do wooden fence and not cement work. But one handyman said he could do it for 7k. He is bonded, not sure about insured, but most likely. The board liked the bid but asked for a couple more bids to show that we are doing due diligence in finding the best price for our homeowners. There was a motion to pull the money out of our CD to use for the repairs. It was unanimous in the affirmative.

## **Yard of the Month**

There was some confusion on where the sign ended up, but when it is found it was decided that Mitch and Lonetta White would get the YOTM sign.

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The weeds and voles are still a problem along Centennial. Weldon said he'd take care of the voles.

Meeting Adjourned at 7:57pm