

# GREEN VALLEY RANCH HOA

## April Meeting Notes

Brad Perry's House      April 15, 2024      7:03pm - 7:33pm

### Attendees

1. Brad Perry, President
2. Weldon Shaver, Vice President
3. Steve Miller, Neighborhood Watch
4. Aubree Shurtz, Covenants
5. Amber Perry, Social and Secretary

## Agenda

### Review Corrections of March Minutes

1. Approved as presented

### Review of Financial Report

1. Checking account balance 33,752.16
2. CD account balance 9,826.37
3. Checks paid in March
  - a. US Treasury (2023 Taxes) 11.00
  - b. Colorado Dept of Revenue (2023 Taxes) 2.00
  - c. Republic Services (Quarterly Trash/Recycle Bill) 7,029.57
4. Accepted as presented

### Bank Account Update

1. Steve Miller was looking into changing our CD into a different account that could earn more in interest. His findings are as follows:
  - a. Steve looked into various account types and had the interest they earned to the side. Everything from a Money Market account (.05%) to a Business Savings (.04%), Business Money Market (.20%), Time Deposit --our current account-- (2.75%), Business Liquid Asset (.5%) or a Premier Time Deposit (5%).
  - b. The discussion centered around what the different types did and what the best one for interest and ease of withdrawal should we need to.

- c. It was decided to switch our Time Deposit account when it cycles in July to the Premier Time Deposit account so that it will earn better interest and still have the ease of quick withdrawal without major penalties should the need arise.
- d. Motion to accept was started by Weldon and seconded by Aubree.

## Insurance Update

1. Weldon has been talking with our current Insurance provider, Nicole at USI, because they dropped us without warning. He got an email stating that “you will be better served by a different insurance company”.
2. They will be terminating our insurance effective June 24, 2024.
3. Weldon explained about the different insurances we carry, Property and Directors as well as Commercial Umbrella, and what they cover. The umbrella is conditionally renewable and the Prop&Dir is non renewable through our current company.
4. Weldon talked to State Farm to get another quote based on our current Declarations page and the prices were 2900/year for Prop&Dir and 375/year for Commercial Umbrella.
  - a. This included a 5k Deductible and 35k structure coverage.
5. Weldon is going to look into getting at least one more quote before our next meeting. He’ll talk with Jeff Lawrence about the amounts we have paid for insurance.

## Annual Dues Update

1. We have four houses that are overdue. Notices will be sent out letting them know of the suspension of services starting May 15th if the dues are not paid.
  - a. Houses still needing to pay dues are:
    - i. 5615 Astoria
    - ii. 5690 Coachwood
    - iii. 5645 Coachwood
    - iv. 5710 Flag
  - b. One house is being billed for recycling but they don’t have recycling, 5710 Astoria, so we need to get that straightened out.

## Committee Information

1. Amber talked about the challenge from Mayor Mobolade to get neighborhoods more involved and talking to their neighbors. We talked about gauging interest on a Cookies on the Block party or other such measures to get neighbors talking. She will have Jay put a story in the newsletter about this idea. Amber will also have Jay put the upcoming social dates into the newsletter.



## Open Discussion

1. Weeds are becoming a problem again. Weldon and Joe? will take care of the weeds. Maybe spray them on April 28th. We will also need to turn the water on again soon.
2. There was a fee for a mattress left out for Kyle that was paid by the homeowners at 2050 Butternut. The fee was for a January pick up but has since been taken care of by the homeowners.

End of Meeting. Motion to adjourn by Amber and seconded by Weldon.

