

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

May 10, 2021

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on May 10, 2021, virtually via GotoMeeting. The meeting was called to order at 6:03 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, Vice-President; Mary Simpson, Director; David Brown, Director; Ryan Bronco, Director; and Alvina Ferguson, Secretary and Treasurer. Ms. Thomas made a motion to excuse Shelly Jenks, President, and Shawna McCowan, Director. Mr. Bronco seconded the motion. The motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Rose Thomas, District 10 Delegate; Fred Hales, District 9 Delegate; Mary Simpson, District 14 Delegate; and Peter H, homeowner.
 - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Office Assistant.
- II. **PUBLIC COMMENT**
 - A. **Citizen’s Advisory Board Report:** None
 - B. **Public Comment:** None
- III. **DISTRICT DELEGATE REPORTS** – Mary Simpson from District 14 commented on the poor appearance of the yards in District.
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the April, 2021, Board meeting were reviewed. Ms. Ferguson made a motion to approve, seconded by Ms. Simpson. Motion passed unanimously.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – Financials will be reviewed next month.
- VII. **HOA MANAGEMENT REPORT** – The HOA Management report for April was presented. Management had contact with 1876 owners, received 114 ARC requests, and sent 33 status letters. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on June 21, 2021 at 6:00 p.m. and again will be held telephonically.

VIII. ASSOCIATION BUSINESS –

- A. Ratification of Email Votes** – The Board ratified 1 vote held by email. Ms. Thomas made a motion to approve ratification of votes via email. Mr. Brown seconded. The motion passed unanimously.
- B. Homeowner Requests:**
 - i.** 4692 Biscay- Request for extension of time-landscaping
- C.** The Board discussed a mass mailing to call for District Delegates.
- D.** The Board discussed beginning Green Book discussions and scheduling meetings.
- E.** The Board discussed the status of the Communication committee and its meetings.
- F.** The Board made a motion to Approve HOA as sponsor for the Farmers Market. A Motion was made by Ms. Thomas and seconded by Mr. Bronco. The motion passed unanimously.

IX. EXECUTIVE SESSION – The Board went into an executive session at 6:31p.m. The Board came out of executive session at 6:47 p.m.

- A.** There was a motion made by Ms. Simpson and seconded by Ms. Ferguson to approve Enforcement and Collection recommendations as modified.
- B.** There were three motions made by Ms. Thomas and seconded by Mr. Bronco to approve foreclosure recommendations from counsel. The motions passed unanimously.

X. ADJOURNMENT – The meeting was adjourned at 6:56 p.m.