

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

March 20, 2023

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on March 20, 2023, virtually via Zoom. The meeting was called to order at 6:04 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, President; Alvina Ferguson, Secretary/Treasurer; Mary Simpson, Director; and Lee Hall, Sr., Director. Ms. Thomas made a motion to excuse Ms. Jenks, Mr. Brown, and Mr. Psihoules. Ms. Simpson seconded the motion and the motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Rose Thomas, District 10 delegate; Mary Simpson, District 14 delegate; Julie Aragon, homeowner; Jose Valez, homeowner; Travis Sena, homeowner; Angela Dunson, homeowner; Nicky with 4359 Andes LLC, homeowner.
 - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Assistant Manager.
- II. **DISTRICT DELEGATE REPORTS** – None
- III. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None
- IV. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the February 27, 2023 Board meeting were reviewed. Ms. Thomas made a motion to approve, seconded by Ms. Simpson, and the motion passed unanimously.
- V. **FINANCIAL REVIEW**
 - A. **Financials** – The February financials were reviewed. In February, there were roughly \$6,330 in Board write-offs and approximately \$800 in Attorney write-offs, totaling approximately \$7,130. Ms. Thomas made a motion to approve as presented, seconded by Ms. Ferguson, and the motion passed unanimously.
- VI. **HOA MANAGEMENT REPORT** – The HOA Management reports for February were presented. Management had contact with 1,126 owners, received 36 ARC requests, and sent 15 status letters in October. The calendars were reviewed for any updates.
- VII. **PUBLIC COMMENT PERIOD** - None
- VIII. **ASSOCIATION BUSINESS** –

- A. Ms. Thomas made a motion to approve the seed swap and farmer's market events, seconded by Mr. Lee, Sr., and the motion passed unanimously.
- IX. **HOMEOWNER REQUESTS** - The Board went into an executive session at 6:11pm to discuss homeowner requests. The Board came out of executive session at 6:36pm. Ms. Thomas made a motion to approve homeowner requests, seconded by Ms. Simpson, and the motion passed unanimously.
- X. **EXECUTIVE SESSION** - The Board went into an executive session at 6:37pm to discuss appeals and legal matters with legal counsel. The Board came out of executive session at 6:59pm.
- XI. **ADJOURNMENT** – The meeting was adjourned at 6:59 p.m.