

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

June 15, 2026

- I. ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on June 15, 2026, virtually via Zoom. The meeting was called to order at 6:06 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, Secretary/Treasurer; Lee Hall Sr., Director; LaRhonda Majied, Director; and William Hollenbach, Director. Ms. Thomas made a motion to excuse Jon Psihoules, Vice President; David Brown, President; and Melissa Beth, Director. The motion was seconded by Mr. Hall. The motion passed unanimously.
 - A. Homeowners, Residents and Property Managers Present:** James Moore, homeowner; Blanca Mora, homeowner; Lilasha Henderson, homeowner; and Bush, an individual with general questions.
 - B. Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Assistant Manager.
- II. DISTRICT DELEGATE REPORTS** – None
- III. BOARD MEETING MINUTES APPROVAL** – The Minutes from the May 18, 2026, Board meeting were reviewed. Ms. Thomas made a motion to approve as presented, seconded by Mr. Hollenbach. The motion passed unanimously.
- IV. ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for May were presented. Management has had 19650 homeowner contacts year-to-date, including 1947 contacts in **May**. In **May**, HOA Management received 62 ARC requests and sent 17 status letters.
- V. FINANCIAL REVIEW**
 - A. Financials** – The May financials were reviewed. In May, there were roughly \$6,084.00 in Board write offs and \$838.22 in attorney write offs of fines and attorney fees. Mr. Hollenbach made a Motion to approve the financials and accounts payable as presented, seconded by Mr. Hall. The motion passed unanimously.
- VI. ASSOCIATION BUSINESS**
 - A. Ratify Email Votes:** None
- VII. PUBLIC COMMENT PERIOD** - None

VIII. HOMEOWNER REQUESTS - None

IX. EXECUTIVE SESSION - The Board went into an executive session at 6:15 p.m. to discuss appeals and legal matters with legal counsel. The Board came out of executive session at 7:11 p.m.

X. ASSOCIATION BUSINESS

A. A Motion was made by Ms. Thomas to approve the homeowner requests as amended. The Motion was seconded by Hollenbach. The Motion passed unanimously.

XI. ADJOURNMENT – The meeting was adjourned at 7:12 p.m.