

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

April 18, 2022

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on April 18, 2022, virtually via GotoMeeting. The meeting was called to order at 6:00 p.m. A quorum was established with the following Board Members in attendance: Shelly Jenks, President; Rose Thomas, Vice-President; David Brown, Director; Mary Simpson, Director; and Alvina Ferguson, Secretary/Treasurer. Ms. Thomas made a motion to excuse and Ryan Bronco, Director, and Shawna McCowan, Director. Ferguson seconded the motion. The motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Rose Thomas, District 10 Delegate; Mary Simpson, District 14 Delegate; Shelly Jenks, District 17 Delegate; Michael Lynch, homeowner; Josué, homeowner; John Lucero, homeowner; Darla; Fish; Mayra Gonzalez; and Nyasha Levy.
 - 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:** Non-profit organization representative commented on a decision tree possibility for owners to understand the process better.
- III. **DISTRICT DELEGATE REPORTS** – None
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the March, 2022, Board meeting were reviewed. Ms. Jenks made a motion to approve, seconded by Simpson. Motion passed unanimously.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – The February and March financials were reviewed. In February, there were roughly \$13,000 in Board write-offs and approximately \$7,000 in Attorney write-offs, totaling approximately \$20,000. In March, there were roughly \$10,000 in Board write-offs and approximately \$1,595 in Attorney write-offs, totaling approximately \$11,595.00. Mr. Brown made a motion, seconded by Ms. Jenks to

approve as presented. Motion passed unanimously.

VII. HOA MANAGEMENT REPORT – The HOA Management reports March were presented. Management had contact with 2005 owners, received 27 ARC requests, and sent 25 status letters in March. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on May 16, 2022 at 6:00 p.m. and again will be held telephonically.

VIII. ASSOCIATION BUSINESS –

A. Ratification of Email Votes – The Board ratified 4 votes held by email. Ms. Ferguson made a motion to approve ratification of votes via email. Ms. Jenks seconded. The motion passed unanimously.

B. The Association replaced/repared three mailboxes for a total cost of \$7,146.09.

C. Homeowner Requests:

i. 3822 Jericho Street - Appeal of ARC denial and fee; fence

ii. 4147 Nepal Street - Appeal denial of garage door color

IX. EXECUTIVE SESSION – The Board went into an executive session at 6:39 p.m. The Board came out of executive session at 7:25 p.m.

A. There was a motion by Ms. Simpson to approve the Homeowner Request as amended. Thomas seconded the motion. The motion passed unanimously.

B. There was a motion made by Ms. Thomas and seconded by Simpson to approve Collection recommendations as modified.

C. There was a motion made by Ms. Simpson and seconded by Ms. Thomas to approve Enforcement recommendations as modified.

X. ADJOURNMENT – The meeting was adjourned at 7:31 p.m.