

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

September 18, 2023

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on September 18, 2023, virtually via Zoom. The meeting was called to order at 6:12 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, President; Alvina Ferguson, Secretary/Treasurer; David Brown, Director; Mary Simpson, Director; and Lee Hall, Sr., Director. Ms. Thomas made a motion to excuse Jon Psihoules, Director. Ms. Ferguson seconded the motion and the motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Matt Braun, homeowner; Gaylene Maka, homeowner; M. Everette, homeowner; Yulin-Ye, homeowner; Charla Vazquez-Cast, homeowner; Almal Formully, homeowner; Mohammed Islam, homeowner; Kevin Tanner, homeowner; Emanuel Quarcoo, homeowner; and Diana Ritella, homeowner
 - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Office Assistant.
- II. **DISTRICT DELEGATE REPORTS** None
- III. **PUBLIC INFORMATION**
 - A. There is no November Board Meeting
 - B. There was no Quorum for the Annual Meeting immediately proceeding this Board meeting.
 - Board President Rose Thomas provided a highlight of the year. The 8th Annual Farmers Market was a success with HOA support for music and activities. The Board will continue virtual meetings through 2024 to protect the safety and welfare of Board members and the GVR owners.
 - In the past 12 months 7 mailboxes have been replaced totaling approximately \$20,000. Since 2018 76 Mailboxes have been repaired or replaced totaling over \$100,000.
- IV. **DISCLOSE FINANCIAL CONFLICT OF INTEREST ON AGENDA:** None
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the August, 2023 Board meeting were reviewed. Ms. Thomas made a motion to approve, seconded by Mr. Hall, and the motion passed unanimously.

VI. FINANCIAL REVIEW

- A. Financials** – The August financials were reviewed. In August, there were roughly \$6,210.00 in Board write-offs and approximately \$2,714.92 in Attorney write-offs, totaling approximately \$8,924.92. Ms. Ferguson made a motion to approve as presented, seconded by Ms. Thomas, and the motion passed unanimously.

- VII. ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for August were presented. Management has had 12,065 homeowner contacts year-to-date, including 2,251 contacts with owners in August. In August, HOA Management received 89 ARC requests and sent 22 status letters. The calendars were reviewed for any updates. Two mailboxes were replaced totalling \$4,938.15.

VIII. PUBLIC COMMENT PERIOD

IX. ASSOCIATION BUSINESS

- A. Ratification of votes by email: None**
- B. Homeowner Requests: Taken and discussed in executive session.**

- X. EXECUTIVE SESSION** - The Board went into an executive session at 6:35 pm. The Board came out of executive session at 7:21 pm.

- A.** There was a motion by Ms. Thomas to approve the Homeowner Requests as amended. Mr. Lee seconded the motion. The motion passed unanimously.

- XI. ADJOURNMENT** – The meeting was adjourned at 8:05 p.m.