

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

December 5, 2022

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on December 5, 2022, virtually via Zoom. The meeting was called to order at 6:17 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, President; Shelly Jenks, Vice-President; David Brown, Director; Mary Simpson, Director; and Alvina Ferguson, Secretary/Treasurer.
 - A. **Homeowners, Residents and Property Managers Present:** Their Moukougou, homeowner; Calvin Anne Evans, homeowner; Michelle Rossi, homeowner; Adrianna Hervey, homeowner; Julia Julian, homeowner.
 - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Office Assistant.
- II. **DISTRICT DELEGATE REPORTS** – Micaela stated that Fred had been taken to the hospital with a brain bleed and was now in a rehab facility; Ms. Thomas appreciated the information.
- III. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None
- IV. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the October 17, 2022, Board meeting were reviewed. Ms. Ferguson made a Motion to approve, seconded by Ms. Thomas. Motion passed unanimously.
- V. **FINANCIAL REVIEW**
 - A. **Financials** – The October financials were reviewed. In October, there were roughly \$16,758 in Board write-offs and approximately \$1,000.50 in Attorney write-offs, totaling approximately \$17,558.50. Mr. Brown made a Motion, seconded by Ms. Ferguson, to approve as presented. Motion passed unanimously.
- VI. **HOA MANAGEMENT REPORT** – The HOA Management reports for October were presented. Management had contact with 1,535 owners, received 61 ARC requests, and sent 13 status letters in October. The calendars were reviewed for any updates.
- VII. **ASSOCIATION BUSINESS** –
 - A. **Ratification of Email Votes** – The Board ratified email votes for the 2023 budget and a legal matter regarding a homeowner. A Motion was made by Ms. Jenks and seconded by Ms. Thomas. The Motion passed unanimously.

VIII. HOMEOWNER REQUESTS - The Board went into an executive session at 6:23pm to discuss homeowner requests. The Board came out of executive session at 6:49pm. Ms. Simpson made a Motion to approve homeowner requests, seconded by Ms. Jenks. Motion passed unanimously.

IX. PUBLIC COMMENT PERIOD - None

X. EXECUTIVE SESSION - The Board went into an executive session at 6:50pm to discuss appeals and legal matters with legal counsel. The Board came out of executive session at 7:15pm.

XI. ADJOURNMENT – The meeting was adjourned at 7:17 p.m.