

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

October 20, 2025

- I. ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on October 20, 2025, virtually via Zoom. The meeting was called to order at 6:03 p.m. A quorum was established with the following Board Members in attendance: David Brown, President; Lee Hall Sr., Director; Melissa Beth, Director, and William Hollenbach, Director. Mr. Hall Sr. made a motion to excuse Rose Thomas, Secretary/Treasurer, and Jon Psihoules, Vice President. Mr. Hollenbach seconded the motion, and the motion passed unanimously.
 - A. Homeowners, Residents and Property Managers Present:** Rozina Demissie, homeowner; Jassiel Alvarez, homeowner; Benyamin David, homeowner; Gina Tijan, homeowner.
 - B. Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Assistant Manager.
- II. PUBLIC COMMENT PERIOD** – None
- III. DISTRICT DELEGATE REPORTS** – None
- IV. DISCLOSE FINANCIAL CONFLICT OF INTEREST ON AGENDA** – None
- V. BOARD MEETING MINUTES APPROVAL** – The Minutes from the September 15, 2025, Board meeting were reviewed. Mr. Hall Sr. made a motion to approve, seconded by Mr. Brown, and the motion passed unanimously.
- VI. ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for September were presented. Management has had 23,151 homeowner contacts year-to-date, including 3,267 contacts in September. In September, HOA Management received 88 ARC requests and sent 23 status letters. The calendars were reviewed for any updates.
- VII. FINANCIAL REVIEW**
 - A. Financials** – The September financials were reviewed. In September, there was roughly \$5,055.00 in Board write-offs. Also, the October 2025 accounts payable were reviewed. Mr. Hall, Sr., made a Motion, seconded by Mr. Brown, to approve as presented, and the motion passed unanimously.
- VIII. ASSOCIATION BUSINESS**
 - A. Ratify Email Votes:** An email vote to stop landscaping enforcement for the season

after the end of October was reviewed. Mr. Hall Sr. made a motion to ratify, seconded by Ms. Beth, and the motion passed unanimously.

- B. Approve 2026 Budget:** The Board reviewed the proposed 2026 Budget; however, a motion to approve the 2026 Budget was not made at that time.

IX. HOMEOWNER REQUESTS - The Board went into an executive session at 6:12 p.m. to discuss homeowner requests. The Board came out of executive session at 6:46 p.m.

X. EXECUTIVE SESSION - The Board went into an executive session at 6:46 p.m. to discuss appeals and legal matters with legal counsel. The Board came out of executive session at 7:10 p.m.

XI. ASSOCIATION BUSINESS

- A. Approve 2026 Budget:** Upon reconvening in open session, a motion to approve the 2026 Budget was made by Ms. Beth, seconded by Mr. Hollenbach, and the motion passed unanimously.

XII. ADJOURNMENT – The meeting was adjourned at 7:13 p.m.