

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES

August 15, 2022

- I. **ANNUAL MEETING – QUORUM** – The annual Board meeting of the Master Homeowners Association for Green Valley Ranch was held on August 15, 2022 virtually via Zoom. The meeting was called to order at 6:07 p.m. A quorum was not established.
  
- II. **ESTABLISH A QUORUM** – The regular Board meeting was called to order at 6:08 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, President; David Brown, Director; Mary Simpson, Director; and Alvina Ferguson, Secretary/Treasurer. Ms. Thomas made a motion to excuse Shelly Jenks, Vice-President. Ms. 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; Yvette Anderson, District 5 Delegate; Fesehaye Abrhaley, homeowner; Yvette Anderson, homeowner; Matthew Baxter, homeowner; Louela Hammons, homeowner; Fernando, homeowner; Ambrose Kargbo, homeowner; Timothy Hatchett; additional caller.
  - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Office Assistant.
  
- III. **PUBLIC COMMENT**
  - A. **Citizen’s Advisory Board Report:** none
  - B. **Public Comment:** An owner spoke about the media coverage of GVR and is disheartened as an owner of 18 years. It is a caring and positive neighborhood which has not been portrayed in the media.
  
- IV. **DISTRICT DELEGATE REPORTS** – none
  
- V. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – none
  
- VI. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the July, 2022, Board meeting were reviewed. Ms. Simpson made a motion to approve, seconded by Ms. Ferguson. Motion passed unanimously.
  
- VII. **FINANCIAL REVIEW**
  - A. **Financials** – The July and August financials were reviewed. In June and July, there

were roughly \$8,575 and \$19,309.45 in Board write-offs respectively and approximately \$497.50 and \$2,969 in Attorney write-offs, totaling approximately \$31,350.95. Ms. Thomas made a motion, seconded by Mr. Brown to approve as presented. Motion passed unanimously.

**VIII. HOA MANAGEMENT REPORT** – The HOA Management reports for June and July were presented. Management had contact with 2,583 and 2,800 owners respectively, received 122 and 116 ARC requests, and sent 37 and 28 status letters. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on September 19, 2022 at 6:00 p.m. and again will be held telephonically.

**IX. ASSOCIATION BUSINESS –**

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

**B.** The Association Annual Meeting will be held on September 19, 2022 at 6:00pm by Zoom. The Meeting information will be available on the Associations website and in a packet mailed to the owners.

**C. Homeowner Requests:**

- i.** 4382 Ensenada Street Appeal Board decision.
- ii.** 19987 Mitchell Circle-Appeal Lawn Violation
- iii.** 20768 E 38<sup>th</sup> Place- Appeal shed placement
- iv.** 4119 Gibraltar Appeal Fees

**X. EXECUTIVE SESSION** – The Board went into an executive session at 7:05 p.m. to discuss legal matters with counsel. The Board came out of executive session at 7:51 p.m.

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

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

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

**XI. ADJOURNMENT** – The meeting was adjourned at 8:00 p.m.