Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES
September 21, 2026

I. ESTABLISH A QUORUM – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on September 21, 2026, virtually via Zoom. The meeting was called to order at 6:14 p.m. A quorum was established with the following Board Members in attendance: David Brown, President; Lee Hall Sr., Director; Jon Psihoules, Vice President; Melissa Beth, Director; LaRhonda Majied, Director; and William Hollenbach, Director. Mr. Hollenbach made a motion to excuse Rose Thomas, Secretary/Treasurer. The motion was seconded by Mr. Hall. The motion passed unanimously.

A. Homeowners, Residents and Property Managers Present: Rene Loya, Janet Davis, Enoch Mangaiko, Rashid Singaby, Eugene Crepeau, Michelle Rossi, Ralph Ford, Sean Stokes, Gladys Gunn, and Michees Seyoum.

B. Others Present: Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Assistant Manager.

II. DISTRICT DELEGATE REPORTS – None

III. BOARD MEETING MINUTES APPROVAL – The Minutes from the August, 2026, Board meeting were reviewed. Mr. Brown made a motion to approve as presented, seconded by Mr. Hollenbach. The motion passed unanimously.

IV. ASSOCIATION MANAGEMENT REPORT – The HOA Management reports for August were presented. Management has had 17627 homeowner contacts year-to-date, including 2340 contacts in August. In August, HOA Management received 92 ARC requests and sent 17 status letters.

V. FINANCIAL REVIEW

A. Financials – The August financials were reviewed. In August, there were roughly $10,744.40 in write offs and $16,118.97 in June write offs. Mr. Hollenbach made a Motion to approve the financials and accounts payable as presented, seconded by Mr. Hall. The motion passed unanimously.

VI. ASSOCIATION BUSINESS

A. Ratify Email Votes: There were four actions taken outside a meeting. Three involved homeowner requests to the Board and one related to approval of the financial audit. A motion was made by Ms. Beth to ratify these votes, seconded by Mr. Hollenbach. The motion passed unanimously.

VII. PUBLIC COMMENT PERIOD -

VIII. HOMEOWNER REQUESTS -

IX. EXECUTIVE SESSION – A motion was made to enter executive session. The Board went into an executive session at 6:31 p.m. to discuss appeals and legal matters with legal counsel. The Board came out of executive session at 7:32 p.m.

X. ASSOCIATION BUSINESS

A. A Motion was made by Mr. Hall to approve the homeowner requests as amended. The Motion was seconded by Ms. Majied. The Motion passed unanimously.

XI. ADJOURNMENT – The meeting was adjourned at 7:40 p.m.