

Master Homeowners Association for Green Valley Ranch

BOARD MEETING AGENDA

January 26, 2026, 6:00 pm

Virtual

I. ESTABLISH A QUORUM – Four of the seven Directors needed.

David Brown – President

Melissa Beth

Jon Psihoules – Vice President

William Hollenbach

Rose Thomas – Secretary/Treasurer

Vacant

Lee Hall Sr.

II. PUBLIC COMMENT PERIOD (Please see other side of the agenda)

A. Public Comment (2 min per person, 20 min max)

III. DISTRICT DELEGATE REPORTS

A. Reports from District Delegates

IV. DISCLOSE FINANCIAL CONFLICT OF INTEREST ON AGENDA

V. BOARD MEETING MINUTES APPROVAL

A. Approve December 1, 2025, Board Meeting Minutes (*pp.3-4*)

VI. ASSOCIATION MANAGEMENT REPORT

A. HOA Management Report – December 31, 2025 (*pp. 5-13*)

VII. FINANCIAL REVIEW

A. Financials – November 30, 2025

1. Financials (pp. 14-17)

2. Write-offs (pp. 18-21)

3. Accounts Payable for December 2025 and January 2026 (pp. 22-42)

4. Bank Statements (pp. 43-66)

B. Metro District Financials (*Informational*) (pp. 67-75)

VIII. ASSOCIATION BUSINESS

A. Ratify email votes (*pp.* 76)

IX. HOMEOWNER REQUESTS

A. Homeowner Requests

1. Board Review (pp. 77-81)

2. Appeals (pp. 82-137)

3. Extensions (*none*)

4. Hearing (pp. 138-144)

X. EXECUTIVE SESSION

A. To receive legal advice from an attorney

1. Covenant Enforcement (*pp.145*)

2. Collections (pp. 146)

3. Additional legal questions (pp. 147-154)

XI. ADJOURNMENT

Welcome to the Board of Directors meeting for the Master Homeowners Association for Green Valley Ranch.

The Board of Directors consists of seven **volunteer** members of the community. The Board members are responsible for managing and supervising the business affairs of the Association.

The Board Meeting consists of two parts. During the second portion of the meeting the Board discusses and makes decisions regarding the operational business of the Association. During the first portion of the meeting, residents of Green Valley Ranch will have the opportunity to address opinions and concerns. This section of the meeting is known as, “Public Comment”.

The Public Comment Period is specifically designated for homeowners or residents to address the Board of Directors. If you wish to speak during this agenda item, please indicate your desire to speak on the sign in sheet. Each homeowner or resident may speak for up to two (2) minutes. The Board of Directors generally meets once a month and must conduct all Association business for that month in a two-hour meeting. Your understanding in this matter is greatly appreciated. Homeowners are encouraged to ask questions during guest presentations, the police department report, etc.

The Board of Directors asks that professional courtesy and respect towards others be followed at all times. This is a business meeting of a nonprofit corporation.

Thank you for attending the Board Meeting and for your interest in Green Valley Ranch.