

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

December 1, 2025

- I. ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on December 1, 2025, virtually via Zoom. The meeting was called to order at 6:07 p.m. A quorum was established with the following Board Members in attendance: David Brown, President; Jon Psihoules, Vice 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 Mr. Hollenbach seconded the motion, and the motion passed unanimously.
 - A. Homeowners, Residents and Property Managers Present:** Gerardo Gomez, homeowner; La Rhonda, 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 October 20, 2025, Board meeting were reviewed. Mr. Hall Sr. made a motion to approve, seconded by Mr. Hollenbach, and the motion passed unanimously.
- VI. ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for September were presented. There were 2850 homeowner contacts in November. In September, HOA Management received 53 ARC requests and sent 26 status letters. The calendars were reviewed for any updates.
- VII. FINANCIAL REVIEW**
 - A. Financials** – The September financials and October accounts payable were reviewed. Mr. Hollenbach made a Motion, seconded by Ms. Beth, to approve as presented, and the motion passed unanimously.
- VIII. ASSOCIATION BUSINESS**
 - A. Ratify Email Votes:** None.

- IX. HOMEOWNER REQUESTS** - The Board went into an executive session at 6:17p.m. to discuss homeowner requests. The Board came out of executive session at 6:38 p.m.
- X. EXECUTIVE SESSION** - The Board went into an executive session at 6:39 p.m. to discuss appeals and legal matters with legal counsel. The Board came out of executive session at 7:15 p.m.
- XI. ADJOURNMENT** – The meeting was adjourned at 7:17 p.m.