

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

August 14, 2023

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on August 14, 2023, virtually via Zoom. The meeting was called to order at 6:09 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, President; Alvina Ferguson, Secretary/Treasurer; David Brown, Director; Jon Psihoules, Director; and Lee Hall, Sr., Director. Ms. Thomas made a motion to excuse Mary Simpson, Director. Ms. Ferguson seconded the motion and the motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Les Porter, homeowner; Domingo Enriquez, homeowner; and Eduardo Arriaga, homeowner.
 - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Office Assistant.
- II. **DISTRICT DELEGATE REPORTS** - None
- III. **PUBLIC INFORMATION** - None
- IV. **DISCLOSE FINANCIAL CONFLICT OF INTEREST ON AGENDA** – None
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the July 17, 2023 Board meeting were reviewed. Ms. Ferguson made a motion to approve, seconded by Thomas, and the motion passed unanimously.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – The July financials were reviewed. In July, there were roughly \$5,240.00 in Board write-offs and approximately \$1,800.89 in Attorney write-offs, totaling approximately \$7,040.89. Ms. Thomas made a motion to approve as presented, seconded by Mr. Lee, and the motion passed unanimously.
- VII. **ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for July were presented. Management has had 2,226 contacts with owners in July. In July, HOA Management received 90 ARC requests and sent 9 status letters. The calendars were reviewed for any updates.
- VIII. **PUBLIC COMMENT PERIOD** - None
- IX. **ASSOCIATION BUSINESS**

- A. Ratification of votes by email:** One email vote was made by email to move Association CD's to ones with a higher rate. A motion was made by Ms. Ferguson and seconded by Ms. Thomas. The motion passed unanimously.
 - B.** Two mailboxes were replaced in July totaling approximately \$5,000.
 - C.** The Board reviewed a new xeriscaping policy prompted by newly enacted legislation. After discussion and edits the Board a Motion was made by Ms. Ferguson to approve the new policy and seconded by Ms. Thomas. The motion passed unanimously.
 - D. Homeowner Requests:** Appeals and hearings were competed in executive session.
- X. EXECUTIVE SESSION** - The Board went into an executive session at 6:35 pm. The Board came out of executive session at 6:51pm.
- A.** There was a motion by Ms. Thomas to approve the Homeowner Requests as amended. Ms. Lee seconded the motion. The motion passed unanimously.
- XI. ADJOURNMENT** – The meeting was adjourned at 7:03 p.m.