

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

February 26, 2024

- I. ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on February 26, 2024, virtually via Zoom. The meeting was called to order at 6:04 p.m. A quorum was established with the following Board Members in attendance: David Brown, President; Mary Simpson, Director; Rose Thomas, Director; Lee Hall, Sr., Director; and Jon Psihoules, Vice President. Ms. Thomas made a motion to excuse Alvina Ferguson, Secretary/Treasurer. Mr. Brown seconded the motion and the motion passed unanimously.
 - A. Homeowners, Residents and Property Managers Present:**
 - 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**
 - A. None**
- IV. DISCLOSE FINANCIAL CONFLICT OF INTEREST ON AGENDA**
- V. BOARD MEETING MINUTES APPROVAL** – The Minutes from the January, 2024 Board meeting were reviewed. Mr. Brown made a motion to approve, seconded by Thomas, and the motion passed unanimously.
- VI. FINANCIAL REVIEW**
 - A. Financials** – The January financials were reviewed. In January, there were roughly \$4,090.18 in Board write-offs and approximately \$1348.88 in Attorney write-offs, totaling approximately \$5,467.06. MS. Thomas made a motion to approve as presented, seconded by Mr. Brown and the motion passed unanimously.
- VII. ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for January were presented. Management has had 2,405 homeowner contacts in January. In January, HOA Management received 37 ARC requests and sent 16 status letters. The calendars were reviewed for any updates.
- VIII. PUBLIC COMMENT PERIOD -None**

IX. ASSOCIATION BUSINESS

A. Ratification of votes by email: None

B. Homeowner Requests:

X. EXECUTIVE SESSION - The Board went into an executive session at 6:27 pm. The Board came out of executive session at 6:58 pm.

A. There was a motion by Ms. Thomas to approve the Homeowner Requests as amended. Mr. Brown seconded the motion. The motion passed unanimously.

XI. ADJOURNMENT – The meeting was adjourned at 7:03 p.m.