

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

October 18, 2021

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on October 18, 2021, virtually via GotoMeeting. The meeting was called to order at 6:03 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, Vice-President; Mary Simpson, Director; David Brown, Director; and Ryan Bronco, Director. Ms. Thomas made a motion to excuse Shelly Jenks, President, Alvina Ferguson, Secretary/Treasurer, and Shawna McCowan, Director. Mr. Bronco seconded the motion. The motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Rose Thomas, District 10 Delegate; Mary Simpson, District 14 Delegate; and Robert, homeowner.
 - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Office Assistant.
- II. **PUBLIC COMMENT**
 - A. **Citizen’s Advisory Board Report:** None
 - B. **Public Comment:** None
- III. **DISTRICT DELEGATE REPORTS** – None
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the September, 2021, Board meeting were reviewed. Ms. Simpson made a motion to approve, seconded by Ms. Thomas. Motion passed unanimously.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – The September financials were reviewed. There were \$12,672.34 in Board write-offs and \$6,659.53 in Attorney write-offs, totaling \$19,331.87. Mr. Brown made a motion, seconded by Mr. Bronco, to approve as presented. Motion passed unanimously.
- VII. **HOA MANAGEMENT REPORT** – The HOA Management report for September was presented. Management had contact with 2,137 owners, received 76 ARC requests, and sent 34 status letters. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on December 6, 2021 at 6:00 p.m. and

again will be held telephonically.

VIII. ASSOCIATION BUSINESS –

- A. Ratification of Email Votes** – The Board ratified 1 vote held by email. Mr. Brown made a motion to approve ratification of votes via email. Ms. Thomas seconded. The motion passed unanimously.
- B.** It was noted that \$20,409.59 has thus far been spent in mailbox repairs.
- C.** A motion was made to approve the estimate for a financial Audit of the Association by Ms. Simpson. Ms. Thomas seconded. The motion passed unanimously.
- D.** After a brief discussion a Motion was made by Ms. Thomas to postpone approval of the 2022 budget as a result of increasing mailbox replacement costs. Ms. Simpson seconded the motion. The motion passed unanimously.

IX. EXECUTIVE SESSION – The Board went into an executive session at 6:33 p.m. to discuss advice of counsel. The Board came out of executive session at 6:49 p.m.

- A.** There was a motion by Ms. Thomas to approve the Homeowner Request as amended. Ms. Simpson seconded the motion. The motion passed unanimously.
- B.** There was a motion made by Ms. Simpson and seconded by Mr. Bronco to approve Enforcement and Collection recommendations as modified.
- C.** There were seven motions made to approve foreclosure recommendations from counsel. The motions passed unanimously.
 - 1. 1**66 40th – M: Thomas / S: Brown
 - 2. 21**8 E 41st – M: Brown / S: Simpson
 - 3. 4**2 Ensenada – M: Thomas / S: Brown
 - 4. 4**1 Ceylon – M: Thomas / S: Simpson
 - 5. 4**0 Dunkirk – M: Brown / S: Thomas
 - 6. 4**5 Danube – M: Thomas / S: Brown
 - 7. 4**5 Gibraltar – M: Thomas / S: Simpson

X. ADJOURNMENT – The meeting was adjourned at 6:56 p.m.