

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

June 19, 2023

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on June 19, 2023, virtually via Zoom. The meeting was called to order at 6:22 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, President; Alvina Ferguson, Secretary/Treasurer; Mary Simpson, Director; David Brown, Director; and Jon Psihoules, Director. Ms. Thomas made a motion to excuse Board Members Ms. Jenks and Mr. Hall. Ms. Ferguson seconded the motion and the motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Rose Thomas, District 10 delegate; Mary Simpson, District 14 delegate; Shalese, homeowner; Dakota, homeowner; and Arletta, 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** -
 - A. **Highline Canal improvements:** Representatives from Highline Canal presented information regarding proposed canal improvements prior to the start of the meeting. Representatives from Highline Canal included Theresa Freeman, Breana Winters, and Suzanna Jones. Jay Jenke from Flow Design was also in attendance.
 - B. **Farmers Market - Rose Thomas:** Mrs. Thomas presented information regarding the weekly farmer's market on Wednesday evenings from 5-8 pm. Mrs. Thomas explained the amenities at the market and encouraged attendance.
- IV. **DISCLOSE FINANCIAL CONFLICT OF INTEREST ON AGENDA** – None
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the May 15, 2023 Board meeting were reviewed. Mr. Brown made a motion to approve, seconded by Ms. Ferguson, and the motion passed unanimously.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – The May financials were reviewed. In May, there were roughly \$3,138 in Board write-offs and approximately \$1,950 in Attorney write-offs, totaling approximately \$5,088. Mr. Psihoules 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 May were presented. Management has had contact with 6,278 homeowners year-to-date, including 1,155 contacts with owners in June. In June, HOA Management received 70 ARC requests and sent 18 status letters. Three mailboxes have been replaced with additional replacements planned with the contractor. The calendars were reviewed for any updates.
- VIII. PUBLIC COMMENT PERIOD** - None
- IX. ASSOCIATION BUSINESS**
 - A. Ratify email votes** - None
- X. HOMEOWNER REQUESTS** - The Board went into an executive session at 6:30 pm to discuss homeowner requests. The Board came out of executive session at 6:59 pm. Ms. Thomas made a motion to approve homeowner requests, seconded by Mr. Psihoules, and the motion passed unanimously.
- XI. EXECUTIVE SESSION** - The Board went into an executive session at 7:00 pm to discuss homeowner appeals and legal issues with counsel. The Board came out of executive session at 7:25 pm.
- XII. ADJOURNMENT** – The meeting was adjourned at 7:26 p.m.