

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

January 22, 2024

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on January 22, 2024, virtually via Zoom. The meeting was called to order at 6:18 p.m. A quorum was established with the following Board Members in attendance: David Brown, President; Mary Simpson, Director; Rose Thomas, Director; and Lee Hall, Sr., Director. Ms. Thomas made a motion to excuse Alvina Ferguson, Secretary/Treasurer, and Jon Psihoules, Vice President. Mr. Brown seconded the motion and the motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Dosha Lee, homeowner of 20432 43rd Ave., Kenneth Rotella and Diana, owners of 4424 Andes St., and Noam and Nyuti, owners of 4311 Liverpool St.
 - 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 December, 2023 Board meeting were reviewed. Ms. Thomas made a motion to approve, seconded by Mr. Hall, and the motion passed unanimously.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – The December financials were reviewed. In December, there were roughly \$9,825.07 in Board write-offs and approximately \$574.08 in Attorney write-offs, totaling approximately \$10,399.15. Mr. Brown made a motion to approve as presented, seconded by Ms. Thomas, and the motion passed unanimously.
- VII. **ASSOCIATION MANAGEMENT REPORT** – The HOA Management Reports for December were presented. Management has had 15,208 homeowner contacts in 2023, including 1138 contacts in November and 970 contacts in December. HOA Management received 34 ARC requests in November and 23 in December and sent 11 status letters in November and 13 in December. The calendars were reviewed for any updates.

VIII. PUBLIC COMMENT PERIOD - None

IX. ASSOCIATION BUSINESS

A. Ratification of votes by email: There was a motion to ratify an email vote regarding the 2024 budget. Ms. Thomas made the Motion which was seconded by Mr. Lee. The motion passes unanimously.

B. Homeowner Requests: addressed in executive session

X. EXECUTIVE SESSION - The Board went into an executive session at 6:59 pm. to hear homeowner request and appeals and discuss legal matters with counsel. The Board came out of executive session at 8:04 pm.

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

XI. ADJOURNMENT – The meeting was adjourned at 8:06 p.m.