

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES

May 18, 2026

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on May 18, 2026, 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: Jon Psihoules, Vice President, Rose Thomas, Secretary/Treasurer, Lee Hall Sr., Director; Melissa Beth, Director, and William Hollenbach, Director. Ms. Thomas made a motion to excuse David Brown, President, and LaRhonda Majied, Director, seconded by Mr. Hollenbach. The motion passed unanimously.
  - A. **Homeowners, Residents and Property Managers Present:** Mark Weimer, homeowner; Dan DeBenedittis, Green Valley Racquet Association President.
  - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Assistant Manager.
- II. **DISTRICT DELEGATE REPORTS** – None
- III. **DISCLOSE FINANCIAL CONFLICT OF INTEREST ON AGENDA** – None
- IV. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the April 20, 2026, Board meeting were reviewed. Mr. Hollenbach made a motion to approve as presented, seconded by Ms. Thomas. The motion passed unanimously.
- V. **ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for April were presented. Management has had 8,307 homeowner contacts year-to-date, including 2,440 contacts in April. In April, HOA Management received 98 ARC requests and sent 20 status letters. Two mailboxes were replaced at a total cost of \$5,418.97.
- VI. **FINANCIAL REVIEW**
  - A. **Financials** – The April financials were reviewed. In April, there were roughly \$3,742.90 in Board write offs and \$25,305.61 in attorney write offs of fines and attorney fees. Ms. Thomas made a Motion to approve the financials and accounts payable as presented, seconded by Mr. Hall, Sr. The motion passed unanimously.
- VII. **ASSOCIATION BUSINESS**
  - A. **Ratify Email Votes:** None
- VIII. **PUBLIC COMMENT PERIOD** Dan DeBenedittis, President of the Green Valley Racquet Association spoke regarding the Whitsel Park Tennis Court Restoration proposal.

- IX. HOMEOWNER REQUESTS** - The Board went into an executive session at 6:28 p.m. to discuss homeowner requests. The Board came out of executive session at 6:37 p.m.
- X. EXECUTIVE SESSION** - The Board went into an executive session at 6:37 p.m. to discuss appeals and legal matters with legal counsel. The Board came out of executive session at 6:48 p.m.
- XI. ASSOCIATION BUSINESS**
- A.** A Motion was made by Ms. Thomas to approve the homeowner requests as amended. The Motion was seconded by Mr. Hollenbach. The Motion passed unanimously.
- B.** A Motion was made by Mr. Hollenbach regarding the Whitsel Park Tennis Court Restoration proposal. The Motion was seconded by Mr. Psihoules. The Motion passed with one abstention (Ms. Thomas).
- XII. ADJOURNMENT** – The meeting was adjourned at 6:58 p.m.