

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

April 20, 2026

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on April 20, 2026, virtually via Zoom. The meeting was called to order at 6:15 p.m. A quorum was established with the following Board Members in attendance: 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, Jon Psihoules, Vice President, and LaRhonda Majied, Director, seconded by Mr. Hollenbach. The motion passed unanimously. David Brown, President, and LaRhonda Majied, Director, joined the meeting shortly thereafter.
 - A. **Homeowners, Residents and Property Managers Present:** Emily Pearson, homeowner; Ben Corby, homeowner; Mark Weimer, homeowner; David Young, homeowner; Echo and Steve Sullivan, homeowners; Blanca M, homeowner; Martin Monge, homeowner; David Jimenez, homeowner; and Baranyizigiye Gervais, homeowner.
 - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Assistant Manager.
- II. **PUBLIC COMMENT PERIOD** – Homeowners made comments regarding the Metro District. Ms. Thomas pointed them to the information available on the Association’s website. Extensions and fine reductions for covenant enforcement were also discussed.
- III. **DISTRICT DELEGATE REPORTS** – None
- IV. **DISCLOSE FINANCIAL CONFLICT OF INTEREST ON AGENDA** – None
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the March 16, 2026, Board meeting were reviewed. Mr. Hall Sr. made a motion to approve as presented, seconded by Ms. Thomas. The motion passed unanimously.
- VI. **ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for March were presented. Management has had 7,176 homeowner contacts year-to-date, including 2,416 contacts in March. In March, HOA Management received 84 ARC requests and sent 10 status letters. One mailbox was replaced. The calendars were reviewed for any updates.
- VII. **FINANCIAL REVIEW**
 - A. **Financials** – The March financials were reviewed. In March, there were roughly \$6,726.81 in Board write offs and \$12,841.92 in attorney write offs of fines. In

March, there were \$4,287.80 in owner account adjustments, and \$879.73 in attorney/court write offs of legal fees. Ms. Thomas made a Motion to approve the financials and accounts payable as presented, seconded by Mr. Hollenbach. The motion passed unanimously.

VIII. ASSOCIATION BUSINESS

A. Ratify Email Votes: None

IX. EXECUTIVE SESSION - The Board went into an executive session at 6:30 p.m. to discuss legal matters with legal counsel. The Board came out of executive session at 6:50 p.m.

X. PUBLIC COMMENT PERIOD – Comments were received regarding water restrictions and lawn-health enforcement.

XI. HOMEOWNER REQUESTS - The Board went into an executive session at 6:57 p.m. to discuss homeowner requests. The Board came out of executive session at 7:45 p.m.

XII. EXECUTIVE SESSION - The Board went into an executive session at 7:46 p.m. to discuss appeals and legal matters with legal counsel. The Board came out of executive session at 8:19 p.m.

XIII. ASSOCIATION BUSINESS

A. A Motion was made by Mr. Hollenbach to approve the homeowner requests as amended. The Motion was seconded by Ms. Majied. The Motion passed unanimously.

XIV. ADJOURNMENT – The meeting was adjourned at 8:19 p.m.