

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES

January 27, 2025

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on January 27, 2025, virtually via Zoom. The meeting was called to order at 6:08 p.m. A quorum was established with the following Board Members in attendance: David Brown, President; Jon Psihoules, Vice President; Lee Hall, Sr., Director; and Rose Thomas, Director. Mary Simpson was absent from the meeting.
  - A. **Homeowners, Residents and Property Managers Present:** Yuliana “Julie” K., homeowner; and LaKeitha, homeowner.
  - B. **Others Present:** Micaela Duffy, GVR Metro District Manager
- 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, 2024 Board meeting were reviewed. Mr. Psihoules made a motion to approve, seconded by Mr. Hall and the motion passed unanimously.
- VI. **FINANCIAL REVIEW**
  - A. **Financials** – The December financials were reviewed. The Board wrote off \$5,820.00 and the attorney wrote off \$1,376 for a total of \$7,196.00. Mr. Brown made a motion to approve as presented, seconded by Mr. Psihoules and the motion passed unanimously.
- VII. **ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for December were presented. Management has had 1816 contacts in December. HOA Management received 57 ARC requests and sent 15 status letters in December. The calendars were reviewed for any updates.
- VIII. **PUBLIC COMMENT PERIOD** – None
- IX. **ASSOCIATION BUSINESS**
  - A. **Ratification of votes by email:** None
  - B. **Accounts Payable:** There was a motion made by Mr. Brown to approve accounts

payable. Ms. Thomas seconded the Motion. The Motion passed unanimously.

**C. Homeowner Requests:** Executive Session for collection and enforcement requests

**X. EXECUTIVE SESSION** - The Board went into an executive session at 6:27 pm. To discuss collections, enforcement, appeals and advise of counsel. The Board came out of executive session at 7:05 pm.

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

**XI. ADJOURNMENT** – The meeting was adjourned at 7:07 p.m.