

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

March 16, 2026

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on March 16, 2026, virtually via Zoom. The meeting was called to order at 6:02 p.m. A quorum was established with the following Board Members in attendance: David Brown, President; Jon Psihoules, Vice President; Rose Thomas, Secretary/Treasurer; Lee Hall Sr., Director; Melissa Beth, Director; William Hollenbach, Director; and LaRhonda Majaida, Director.
 - A. **Homeowners, Residents and Property Managers Present:** Elijah Quinlan, homeowner; and Tonya Edwards, homeowner.
 - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Assistant Manager.
- II. **PUBLIC COMMENT PERIOD** – None
- III. **DISTRICT DELEGATE REPORTS** – None
- IV. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the February 23, 2026, Board meeting were reviewed. Mr. Hollenbach made a motion to approve, seconded by Mr. Brown, and the motion passed unanimously.
- V. **ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for February were presented. Management has had 1737 homeowner contacts in February. HOA Management received 51 ARC requests and sent 23 status letters in February. The calendars were reviewed for any updates.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – The February financials and the March accounts payable were reviewed. Ms. Thomas made a Motion, seconded by Mr. Psihoules, to approve financials and accounts payable as presented, and the motion passed unanimously.
- VII. **ASSOCIATION BUSINESS**
 - A. **Ratify Email Votes:** None
- VIII. **EXECUTIVE SESSION** - The Board went into an executive session at 6:17 p.m. to discuss homeowner requests and to discuss homeowner appeals and legal matters with counsel. The Board came out of executive session at 6:41 p.m.

IX. ASSOCIATION BUSINESS

- A.** The Board discussed appointment of James Wortham to the ARC committee. Mr. Psihoules made a motion to appoint Mr. Wortham to the ARC Committee, the Motion was seconded by Mr. Hall. The Motion passed unanimously.
- B.** A motion was made by Mr. Psihoules, to approve Homeowner request as Amended. The Motion was seconded by Mr. Hall. The Motion passed unanimously.

X. ADJOURNMENT – The meeting was adjourned at 6:51p.m.