

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

April 17, 2023

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on April 17, 2023, virtually via GotoMeeting. The meeting was called to order at 6:20 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, President; Lee Hall Sr., Director; David Brown, Director; Jon Psihouies, Director; and Mary Simpson, Director. Ms. Thomas made a motion to excuse Shelly Jenks, Vice-President; and Alvina Ferguson, Treasurer and Secretary. Mr. Brown seconded the motion and the motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Tony Thompson, homeowner.
 - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Office Assistant.
- II. **PUBLIC COMMENT**
 - A. **Citizen’s Advisory Board Report:** None
 - B. **Public Comment:** None
- III. **DISTRICT DELEGATE REPORTS** – None
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the March, 2023 Board meeting were reviewed. Ms. Simpson made a motion to approve, seconded by Ms. Thomas. Motion passed unanimously.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – The March financials were reviewed. In March, there were roughly \$9,271.52 in Board write-offs and approximately \$896.22 in Attorney write-offs, totaling approximately \$10,167.74. Ms. Simpson made a motion, seconded by Mr. Brown to approve as presented. Motion passed unanimously.
- VII. **HOA MANAGEMENT REPORT** – The HOA Management reports were presented. Management had contact with 1192 owners, received 42 ARC requests, and sent 22 status letters in March. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on May 15, 2023 at 6:00 p.m. and again

will be held telephonically.

VIII. ASSOCIATION BUSINESS –

- A. Ratification of Email Votes** – The Board ratified 1 vote related to having meetings in person which was defeated.
Mr. Hall made a motion to approve, seconded by Ms. Thomas to ratify the email votes. Motion passed unanimous.
- B. Homeowner Requests/Appeals:**
Conducted in Executive Session breakout.

IX. EXECUTIVE SESSION – The Board went into an executive session at 6:33pm to discuss pending litigation with counsel and homeowner appeals and referrals. The Board came out of executive session at 7:15pm.

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

X. ADJOURNMENT – The meeting was adjourned at 7:25pm.