

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES

October 16, 2023

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on October 16, 2023, virtually via Zoom. The meeting was called to order at 6:17 p.m. A quorum was established with the following Board Members in attendance: Alvina Ferguson, Secretary/Treasurer; David Brown, Director; Jon Psihoules, Director; and Mary Simpson, Director. Ms. Ferguson made a motion to excuse Rose Thomas, President, and Lee Hall, Sr., Director. Psihoules seconded the motion and the motion passed unanimously.
  - A. **Homeowners, Residents and Property Managers Present:** Shane, homeowner, and Lytese Hartzog, homeowner.
  - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Office Assistant.
- II. **DISTRICT DELEGATE REPORTS** None
- III. **PUBLIC INFORMATION**
  - A. Resident would like to see more friendly atmosphere in the community when dealing with owners trying to maintain or improve property.
- IV. **DISCLOSE FINANCIAL CONFLICT OF INTEREST ON AGENDA**
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the September, 2023 Board meeting were reviewed. Mr. Brown made a motion to approve, seconded by Ms. Ferguson, and the motion passed unanimously.
- VI. **FINANCIAL REVIEW**
  - A. **Financials** – The September financials were reviewed. In September, there were roughly \$5,640.00 in Board write-offs and approximately \$2,525.42 in Attorney write-offs, totaling approximately \$8,165.42. Mr. Psihoules made a motion to approve as presented, seconded by Mr. Brown, and the motion passed unanimously.
- VII. **ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for September were presented. Management has had 13,321 homeowner contacts year-to-date, including 2,057 contacts with owners in September. In September, HOA Management received 69 ARC requests and sent 20 status letters. The calendars were reviewed for any updates.

**VIII. PUBLIC COMMENT PERIOD**

**IX. ASSOCIATION BUSINESS**

- A. Homeowner Requests:** Taken in executive session
- B.** Association replaced two mailboxes for a total of \$4,938.15

**X. EXECUTIVE SESSION** - The Board went into an executive session at 6:31 pm to discuss homeowner enforcement and collection requests and conduct discussion with legal counsel. The Board came out of executive session at 6:53 pm.

- A.** There was a motion by Mr. Psihoules to approve the Homeowner Requests as amended. Mr. Brown seconded the motion. The motion passed unanimously.

**XI. ADJOURNMENT** – The meeting was adjourned at 7:09 p.m.