

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

June 20, 2022

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on June 20, 2022, virtually via GotoMeeting. The meeting was called to order at 6:00 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, President; David Brown, Director; Mary Simpson, Director; and Alvina Ferguson, Secretary/Treasurer. Ms. Thomas made a motion to excuse Shelly Jenks, Vice-President, and Shawna McCowan, Director. Ms. Ferguson seconded the motion. The motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Rose Thomas, District 10 Delegate; Mary Simpson, District 14 Delegate; Fred Hales, District 9 Delegate; Linda Wilson; Nate; a gentleman online, and Angela Domingo.
 - 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:** Homeowner expressed concern that he does not want GVR to turn into a rental community.
- III. **DISTRICT DELEGATE REPORTS** – None
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the May, 2022, Board meeting were reviewed. Ms. Ferguson made a motion to approve, seconded by Ms. Thomas. Motion passed unanimously.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – The May financials were reviewed. In May, there were roughly \$7,133.10 in Board write-offs and approximately \$6,511.79 in Attorney write-offs, totaling approximately \$13,644.89. Mr. Brown made a motion, seconded by Ms. Ferguson, to approve as presented. Motion passed unanimously.
- VII. **HOA MANAGEMENT REPORT** – The HOA Management reports for May were presented. Management had contact with 2103 owners, received 110 ARC requests, and

sent 48 status letters in May. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on July 18, 2022 at 6:00 p.m. and again will be held telephonically.

VIII. ASSOCIATION BUSINESS –

A. Ratification of Email Votes – The Board ratified 2 votes held by email. Ms. Simpson made a motion to approve ratification of votes via email. Ms. Thomas seconded. The motion passed unanimously.

B. Homeowner Requests:

i. Homeowner appealed enforcement decision regarding truck placement on lawn.

IX. EXECUTIVE SESSION – The Board went into an executive session at 6:19 p.m. The Board came out of executive session at 7:06 p.m.

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

B. There was a motion made by Ms. Ferguson and seconded by Mr. Brown to approve collection recommendations as modified.

C. There was a motion made by Ms. Ferguson and seconded by Mr. Brown to approve enforcement recommendations as modified.

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