

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

July 20, 2026

- I. ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on July 20, 2026, virtually via Zoom. The meeting was called to order at 6:04 p.m. A quorum was established with the following Board Members in attendance: Jon Psihoules, Vice President; Melissa Beth, Director; LaRhonda Majied, Director; and William Hollenbach, Director. Mr. Psihoules made a motion to excuse Rose Thomas, Secretary/Treasurer; David Brown, President; and Lee Hall Sr., Director. The motion was seconded by Ms. Majied. The motion passed unanimously.
 - A. Homeowners, Residents and Property Managers Present:** Josh Goertzen, general contractor; Pedro Rojas, homeowner; and Ron Rowan, homeowner.
 - B. Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Assistant Manager.
- II. DISTRICT DELEGATE REPORTS** – None
- III. BOARD MEETING MINUTES APPROVAL** – The Minutes from the June 15, 2026, Board meeting were reviewed. Mr. Hollenbach made a motion to approve as presented, seconded by Ms. Beth. The motion passed unanimously.
- IV. ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for June were presented. Management has had 13,462 homeowner contacts year-to-date, including 2,943 contacts in **June**. In **June**, HOA Management received 110 ARC requests and sent 18 status letters.
- V. FINANCIAL REVIEW**
 - A. Financials** – The June financials were reviewed. In June, there were roughly \$3,782.50 in Board write offs and \$8,277.40 in attorney write offs of fines and attorney fees. Mr. Hollenbach made a Motion to approve the financials and accounts payable as presented, seconded by Ms. Majied. The motion passed unanimously.
- VI. ASSOCIATION BUSINESS**
 - A. Ratify Email Votes:** None
- VII. PUBLIC COMMENT PERIOD** - None
- VIII. HOMEOWNER REQUESTS** - None

IX. EXECUTIVE SESSION - The Board went into an executive session at 6:20 p.m. to discuss appeals and legal matters with legal counsel. The Board came out of executive session at 6:36 p.m.

X. ASSOCIATION BUSINESS

A. A Motion was made by Ms.Majied to approve the homeowner requests as amended. The Motion was seconded by Mr. Psihoules. The Motion passed unanimously.

XI. ADJOURNMENT – The meeting was adjourned at 6:37 p.m.