

# **Master Homeowners Association for Green Valley Ranch**

## **BOARD MEETING MINUTES**

**April 21, 2025**

- I. ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on April 21, 2025, virtually via Zoom. The meeting was called to order at 6:00 p.m. A quorum was established with the following Board Members in attendance: David Brown, President; Jon Psihoules, Vice President; Lee Hall, Sr., Director; Rose Thomas, Secretary/Treasurer; and Melissa Beth, Director.
  - A. Homeowners, Residents and Property Managers Present:** Garry, homeowner; Mike, contractor; Irma, homeowner; Vernon Tabor, homeowner; Sondra Young, homeowner; Nexo, homeowner
  - B. Others Present:** Micaela Duffy, GVR Metro District Manager; Sabrina Foss-Stockwell, GVR Metro District staff
- II. DISTRICT DELEGATE REPORTS** – None
- III. PUBLIC INFORMATION** – None
- IV. DISCLOSE FINANCIAL CONFLICT OF INTEREST ON AGENDA** – None
- V. BOARD MEETING MINUTES APPROVAL** – The Minutes from the March, 2025 Board meeting were reviewed. Ms. Thomas made a motion to approve, seconded by Mr. Hall, and the motion passed unanimously.
- VI. FINANCIAL REVIEW**
  - A. Financials** – The March financials were reviewed. Ms. Thomas 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 March were presented. Management had 1311 contacts in March. HOA Management received 93 ARC requests and sent 16 status letters in March. The calendars were reviewed for any updates.
- VIII. PUBLIC COMMENT PERIOD** – None
- IX. ASSOCIATION BUSINESS**
  - A. Ratification of votes by email:** None

- B.     Homeowner Requests:** Executive Session for collection and enforcement requests
  - C.**     A Motion was made to approve accounts payable by Ms. Thomas. Mr. Brown seconded the Motion. The Motion passed unanimously.
  - D.**     There was a call for a vote to approve two new Board members. No Motion was made.
- X.     EXECUTIVE SESSION** - The Board went into an executive session at 6:13 pm to discuss collections enforcement and advice from counsel. The Board came out of executive session at 7:40 pm.
- A.**     There was a motion by Mr. Hall to approve the Homeowner Requests as amended. Mr. Psihoules seconded the motion. The motion passed unanimously.
- XI.    ADJOURNMENT** – The meeting was adjourned at 7:49 p.m.