

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

May 15, 2023

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on May 15, 2023, virtually via GotoMeeting. The meeting was called to order at 6:03 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, President; Lee Hall Sr., Director; David Brown, Director; and Jon Psihouies, Director. Ms. Thomas made a motion to excuse Shelly Jenks, Vice-President; Alvina Ferguson, Treasurer and Secretary; and Mary Simpson, Director. Mr. Psihouies seconded the motion and the motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Ambrose, homeowner, and Julia Julian, 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 April, 2023 Board meeting were reviewed. Mr. Hall made a motion to approve, seconded by Ms. Thomas. Motion passed unanimously.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – The April financials were reviewed. In April, there were roughly \$3,970.00 in Board write-offs and approximately \$1,700.00 in Attorney write-offs, totaling approximately \$5,670.00. Ms. Thomas made a motion, seconded by Mr. Psihouies to approve as presented. Motion passed unanimously.
- VII. **HOA MANAGEMENT REPORT** – The HOA Management reports were presented. Management had contact with 958 owners, received 58 ARC requests, and sent 13 status letters in April. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on June 19, 2023 at 6:00 p.m. and again

will be held telephonically.

VIII. ASSOCIATION BUSINESS –

A. Ratification of Email Votes –None

B. Homeowner Requests/Appeals:

Conducted in Executive Session breakout.

IX. EXECUTIVE SESSION – The Board went into an executive session at 6:16 p.m. to discuss pending litigation with counsel and homeowner appeals and referrals. The Board came out of executive session at 6:50 p.m.

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

X. ADJOURNMENT – The meeting was adjourned at 6:54 p.m.