

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

February 27, 2023

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on February 27, 2023, virtually via Zoom. The meeting was called to order at 6:05 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, President; Alvina Ferguson, Treasurer and Secretary; David Brown, Director; Jon Psihoules, Director; and Mary Simpson, Director. Ms. Thomas made a motion to excuse Shelly Jenks, Vice-President, and Lee Hall Sr., Director. Ms. Ferguson seconded the motion and the motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Rose Thomas, District 10 delegate; Mary Simpson, District 14 delegate; Sonia Ramos, homeowner; Thomas Trainor, homeowner; Nadia Sanchez, homeowner; Woody Garnsey from Parks; Rosalia Avila, homeowner; Joshua Welch, homeowner; Ambrose James, homeowner
 - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Office Manager.
- II. **PUBLIC COMMENT**
 - A. **Citizen’s Advisory Board Report:** None
 - B. **Public Comment:** Mr. Garnsey addressed the meeting regarding current legislation regarding open space being given to Developers to the Detriment of tax payers.
- III. **DISTRICT DELEGATE REPORTS** –
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** –
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the December, 2022 Board meeting were reviewed. Ms. Simpson made a motion to approve, seconded by Mr. Brown. Motion passed unanimously.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – The November, December and January financials were reviewed. In November 2022, there were roughly \$6,230.00 in Board write-offs and approximately \$2,224.90 in Attorney write-offs, totaling approximately \$8454.90. In December 2022, there were roughly \$9,500.36 in Board write-offs and approximately \$3,521.19 in Attorney write-offs, totaling approximately

\$13,021.55. In January, there were roughly \$5,173.51 in Board write-offs and approximately \$3,821.69 in Attorney write-offs, totaling approximately \$8,995.20. Ms. Thomas made a motion, seconded by Ms. Ferguson to approve as presented. Motion passed unanimously.

VII. HOA MANAGEMENT REPORT – The HOA Management reports were presented. Management had contact with 1141 owners, received 23 ARC requests, and sent 17 status letters in January. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on March 20, 2023 at 6:00 p.m. and again will be held telephonically.

VIII. ASSOCIATION BUSINESS –

A. Ratification of Email Votes – The Board ratified three votes. Two were Homeowner requests and one was in relation to the auditors proposal. Ms. Ferguson made a motion to approve, seconded by Mr. Thomas to ratify the email votes. Motion passed unanimously.

B. Homeowner Requests/Appeals:
Conducted in Executive Session breakout.

IX. EXECUTIVE SESSION – The Board went into an executive session at 7:05 p.m. The Board came out of executive session at 7:35 p.m.

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

X. ADJOURNMENT – The meeting was adjourned at 7:44 p.m.