

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES

December 2, 2024

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on December 2, 2024, 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: David Brown, President; Jon Psihoules, Vice President; Lee Hall, Sr., Director; and Rose Thomas, Director. Alvina Ferguson, Secretary/Treasurer, is now deceased.
  - A. **Homeowners, Residents and Property Managers Present:** Naomi, homeowner.
  - B. **Others Present:** Micaela Duffy, GVR Metro District Manager
- 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 October, 2024 Board meeting were reviewed. Ms. Thomas made a motion to approve, seconded by Mr. Psihoules, and the motion passed unanimously.
- VI. **FINANCIAL REVIEW**
  - A. **Financials** – The September and October financials were reviewed. The Board wrote off \$17,805.06 fines and fees in September and \$6,373.16 in fines and fees in October. Mr. Brown made a motion to approve as presented, seconded by Ms. Thomas and the motion passed unanimously.
- VII. **ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for October were presented. Management has had 1589 contacts in October. In October, HOA Management received 103 ARC requests and sent 22 status letters. The calendars were reviewed for any updates.
- VIII. **PUBLIC COMMENT PERIOD** – None
- IX. **ASSOCIATION BUSINESS**
  - A. **Ratification of votes by email:**
    - a. Settlement of active case with legal

**b. Decision on ARC variance**

Ms. Thomas made a motion to ratify votes by email. Mr. Brown seconded. The motion passed unanimously.

**B. Homeowner Requests: Executive Session for collection and enforcement requests**

**C. Board Officer Elections**

**President: David Brown**

**Vice President: Jon Psihoules**

**Secretary/Treasurer: Rose Thomas**

**D.** The Board discussed the 2025 Association budget. Ms. Thomas made a motion to approve the 2025 Budget. Mr. Psihoules seconded the motion. The motion passed unanimously. The Board also discussed Board vacancies, audits and holiday gifts for volunteers.

**X. EXECUTIVE SESSION** - The Board went into an executive session at 6:25 pm. To discuss collections, enforcement and advice from counsel. The Board came out of executive session at 6:51 pm.

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

**XI. ADJOURNMENT** – The meeting was adjourned at 7:10 p.m.