

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

May 16, 2022

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on May 16, 2022, virtually via GotoMeeting. The meeting was called to order at 6:09 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, President; Shelly Jenks, Vice-President; David Brown, Director; and Alvina Ferguson, Secretary/Treasurer. Ms. Ferguson made a motion to excuse Mary Simpson, Director. Mr. Brown seconded the motion. The motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Rose Thomas, District 10 Delegate; Mary Simpson, District 14 Delegate; Shelly Jenks, District 17 Delegate; Linda Wilson, homeowner; Ilsa Porto, homeowner; Kevin Patterson, homeowner; Yvette Anderson, homeowner; Nate Ridder, homeowner; Patricia Washington, homeowner; caller 4, and caller 6.
 - 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:** Member inquired about funds in reserve to help owners in foreclosure.
- III. **DISTRICT DELEGATE REPORTS** – None
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the April, 2022, Board meeting were reviewed. Ms. Jenks made a motion to approve, seconded by Ms. Ferguson. Motion passed unanimously.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – The April financials were reviewed. In April, there were roughly \$9,782.50 in Board write-offs and approximately \$6,710.24 in Attorney write-offs, totaling approximately \$16,492.74. Ms. Jenks made a motion, seconded by Ms. Brown to approve as presented. Motion passed unanimously.

VII. HOA MANAGEMENT REPORT – The HOA Management reports for April were presented. Management had contact with 1,731 owners, received 98 ARC requests, and sent 28 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 20, 2022 at 6:00 p.m. and again will be held telephonically.

VIII. ASSOCIATION BUSINESS –

A. Ratification of Email Votes – The Board ratified 2 votes held by email. Ms. Ferguson made a motion to approve ratification of votes via email. Ms. Thomas seconded. The motion passed unanimously.

B. The Association replaced/repared three mailboxes for a total cost of \$7,146.09. The Association Board reiterated that replacement and repair of all mailboxes within GVR will cost over 1 million dollars.

IX. EXECUTIVE SESSION – The Board went into an executive session at 6:21 p.m. The Board came out of executive session at 6:50 p.m.

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

B. There was a motion made by Ms. Thomas and seconded by Ms. Simpson to approve enforcement recommendations as modified.

X. ADJOURNMENT – The meeting was adjourned at 6:53 p.m.