

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

February 23, 2026

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on February 23, 2026, virtually via Zoom. The meeting was called to order at 6:03 p.m. A quorum was established with the following Board Members in attendance: Jon Psihoules, Vice President; Lee Hall Sr., Director; Melissa Beth, Director; William Hollenbach, Director; and LaRhonda Majaida, Director. Mr. Psihoules, made a motion to excuse Rose Thomas, Secretary/Treasurer, and David Brown, President. Mr. Hall seconded the motion, and the motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Jonathan Lopez, homeowner; and Drew Lowery, homeowner.
 - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Assistant Manager.
- II. **PUBLIC COMMENT PERIOD** – None
- III. **DISTRICT DELEGATE REPORTS** – None
- IV. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the January 26, 2026, Board meeting were reviewed. Mr. Hollenbach made a motion to approve, seconded by Mr. Psihoules, and the motion passed unanimously.
- V. **ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for January were presented. Management has had 1979 homeowner contacts in January. HOA Management received 30 ARC requests and sent 11 status letters in January. The calendars were reviewed for any updates.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – The January financials and February accounts payable were reviewed. Mr. Hall made a Motion, seconded by Ms. Beth, to approve as presented, and the motion passed unanimously.
- VII. **ASSOCIATION BUSINESS**
 - A. **Ratify Email Votes:** One vote was taken by Action outside a meeting concerning a payment plan for an owner. Mr. Hollenbach made a motion to ratify, seconded by Mr. Hall, and the motion passed unanimously.

VIII. EXECUTIVE SESSION - The Board went into an executive session at 6:16 p.m. to discuss homeowner requests and to discuss homeowner appeals and legal matters with counsel. The Board came out of executive session at 6:31 p.m.

IX. ASSOCIATION BUSINESS

A. A motion was made by Mr. Psihoules, to approve Homeowner request as Amended. The Motion was seconded by Mr. Hall. The Motion passed unanimously.

X. ADJOURNMENT – The meeting was adjourned at 6:37 p.m.