

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

January 26, 2026

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on January 26, 2026, virtually via Zoom. The meeting was called to order at 6:07 p.m. A quorum was established with the following Board Members in attendance: Jon Psihoules, Vice President; Rose Thomas, Secretary/Treasurer; Lee Hall Sr., Director; Melissa Beth, Director; and William Hollenbach, Director. Mr. Hall made a motion to excuse David Brown, President. Mr. Hollenbach seconded the motion, and the motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Michael Handy, homeowner; Charles Britton, homeowner; Besty Vasquez, homeowner; and LaRhonda Majaida, 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 October 20, 2025, Board meeting were reviewed. Mr. Hall made a motion to approve, seconded by Mr. Hollenbach, and the motion passed unanimously.
- V. **ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for December were presented. Management has had 18,500 homeowner contacts through October 2025, including 2850 contacts in October. In October, HOA Management received 53 ARC requests and sent 26 status letters. The calendars were reviewed for any updates.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – The December financials and the December and January accounts payable were reviewed. Mr. Hollenbach, made a Motion, seconded by Ms. Beth, to approve as presented, and the motion passed unanimously.
- VII. **ASSOCIATION BUSINESS**
 - A. **Ratify Email Votes:** None.
 - B. The HOA sponsorship of the Farmers Market was discussed. A Motion was made by Ms. Thomas to continue Sponsorship seconded by Mr. Hall. The Moton passed

unanimously.

- VIII. EXECUTIVE SESSION** - The Board went into an executive session at 6:17 p.m. to discuss appeals and legal matters with legal counsel. The Board came out of executive session at 6:48 p.m.
- IX. HOMEOWNER REQUESTS** – Mr. Hollenback made a motion to approve homeowners requests as amended. Mr. Brown seconded and the motion passed unanimously.
- X. ADJOURNMENT** – The meeting was adjourned at 7:15 p.m.