

# Master Homeowners Association for Green Valley Ranch

## BOARD MEETING MINUTES

December 6, 2021

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on December 6, 2021, virtually via GotoMeeting. The meeting was called to order at 6:07 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, Vice-President; Mary Simpson, Director; David Brown, Director; and Alvina Ferguson, Secretary/Treasurer. Ms. Thomas made a motion to excuse Shelly Jenks, President; Ryan Bronco, Director; and Shawna McCowan, Director. Ms. Ferguson seconded the motion. The motion passed unanimously.
  - A. **Homeowners, Residents and Property Managers Present:** Yvette Anderson, District 5 Delegate; Fred Hales, District 9 Delegate; Rose Thomas, District 10 Delegate; Mary Simpson, District 14 Delegate; Marisela Nunez, homeowner; Brittany Chisum, homeowner; Samantha Knudson, homeowner; and T S.
  - 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:** Homeowner asked the Board what they could do about enforcing commercial vehicles at night and on weekends. Homeowner commented that mail is not being received from GVR.
- III. **DISTRICT DELEGATE REPORTS** – None
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES** – None
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the October, 2021, Board meeting were reviewed. Ms. Ferguson made a motion to approve, seconded by Ms. Thomas. Motion passed unanimously.
- VI. **FINANCIAL REVIEW**
  - A. **Financials** – The October financials were reviewed. In October, there were \$15,215.00 in Board write-offs and \$6,137.24 in Attorney write-offs totaling \$21,352.24 Ms. Simpson made a motion, seconded by Mr. Brown to approve as presented. Motion passed unanimously.

**VII. HOA MANAGEMENT REPORT** – The HOA Management reports for October were presented. Management had contact with 1855 owners, received 53 ARC requests, and sent 31 status letters in October. The calendars were reviewed for any updates and the complaint log was presented. The next Board meeting will be held on January 24, 2022 at 6:00 p.m. and again will be held telephonically. A mailbox was replaced costing \$3,826.35.

**VIII. ASSOCIATION BUSINESS** –

**A. Ratification of Email Votes** – The Board ratified 5 votes held by email. Ms. Thomas made a motion to approve ratification of votes via email. Ms. Simpson seconded. The motion passed unanimously.

**B.** The Board held a vote for officer positions. Ms. Rose Thomas was elected President. Ms. Shelly Jenks was elected as Vice President and Ms. Alvina Ferguson was elected as the Secretary/Treasurer.

**C. Homeowner Requests:**

**i.** 18603 E. 43<sup>rd</sup> Street-Appeal Fines.

**IX. EXECUTIVE SESSION** – The Board went into an executive session at 6:37 p.m. The Board came out of executive session at 7:13 p.m.

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

**B.** There was a motion made by Ms. Ferguson and seconded by Ms. Thomas to approve Enforcement and Collection recommendations as modified.

**C.** There were three motions made and seconded to approve foreclosure recommendations from counsel.

**i.** 44\*0 Iran Street M: Ferguson S: Thomas: Unanimous

**ii.** 40\*3 Perth Street M: Brown S: Thomas: Unanimous

**iii.** 18\*\*0 Kelly Place M: Thomas S: Simpson: Unanimous

**X. ADJOURNMENT** – The meeting was adjourned at 7:17 p.m.