

# **Master Homeowners Association for Green Valley Ranch**

## **BOARD MEETING MINUTES**

**May 19, 2025**

- I. ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on May 19, 2025, 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 Melissa Beth, Director.
  - A. Homeowners, Residents and Property Managers Present:** Vernon Tabor, Jr., homeowner; Duyen Nguyen-Shook, 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. DISCLOSE FINANCIAL CONFLICT OF INTEREST ON AGENDA** – None
- V. BOARD MEETING MINUTES APPROVAL** – The Minutes from the April 21, 2025, Board meeting were reviewed. Mr. Psihoules made a motion to approve, seconded by Mr. Hall, Sr., and the motion passed unanimously.
- VI. ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for April were presented. Management has had 5,896 homeowner contacts year-to-date, including 1,554 contacts in April. In April, HOA Management received 117 ARC requests and sent 21 status letters. The calendars were reviewed for any updates.
- VII. FINANCIAL REVIEW**
  - A. Financials** – The April financials were reviewed. In April, there were roughly \$546.01 in Board write-offs and approximately \$3,683.81 in Attorney write-offs, totaling approximately \$4,229.82. Mr. Hall, Sr., made a Motion, seconded by Mr. Psihoules, to approve as presented, and the motion passed unanimously.
- VIII. ASSOCIATION BUSINESS** – None
- IX. HOMEOWNER REQUESTS** - The Board went into an executive session at 6:09 p.m. to discuss homeowner requests. The Board came out of executive session at 7:22 p.m.

**X. EXECUTIVE SESSION** - The Board went into an executive session at 7:22 p.m. to discuss appeals and legal matters with legal counsel. The Board came out of executive session at 7:25 pm.

**XI. ADJOURNMENT** – The meeting was adjourned at 7:26 p.m.