

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

October 17, 2022

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on October 17, 2022, virtually via GotoMeeting. The meeting was called to order at 6:00 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, President; David Brown, Director; Mary Simpson, Director; and Alvina Ferguson, Secretary/Treasurer. Ms. Thomas made a motion to excuse Shelly Jenks, Vice-President. Mr. Brown seconded the motion. The motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Fred Hales, District 9 Delegate; Mary Simpson, District 14 Delegate; Escobedo, homeowner.
 - 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:** None
- III. **DISTRICT DELEGATE REPORTS – None**
- IV. **CONFLICT OF FINANCIAL OR COMMON INTEREST DISCLOSURES – None**
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the September, 2022, Board meeting were reviewed. Ms. Simpson made a motion to approve, seconded by Ms. Thomas. Motion passed unanimously.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – The September financials were reviewed. In September, there were roughly \$14, 597.79 in Board write-offs and approximately \$5,917.39 in Attorney write-offs, and \$7,294.49 in foreclosure write offs totaling approximately \$27,809.67. Ms. Thomas made a motion, seconded by Ms. Simpson, to approve as presented. Motion passed unanimously.
- VII. **HOA MANAGEMENT REPORT** – The HOA Management reports for September were presented. Management had contact with 1,944 owners, received 68 ARC requests, and sent 24 status letters in September. The calendars were reviewed for any updates and the

complaint log was presented. The next Board meeting will be held on December 5, 2022 at 6:00 p.m. and again will be held telephonically.

VIII. ASSOCIATION BUSINESS –

A. Ratification of Email Votes – The Board ratified one email vote for the Directors and Officers Insurance Policy renewal. A Motion was made by Mr. Brown and seconded by Ms. Thomas. The Motion passed unanimously.

B. Homeowner Requests:

i. Executive session for Owner appeals.

IX. EXECUTIVE SESSION – The Board went into an executive session at 6:12 p.m. to discuss appeals and matters with counsel. The Board came out of executive session at 6:39 p.m.

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

X. ADJOURNMENT – The meeting was adjourned at 6:42 p.m.