

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

August 19, 2024

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on August 19, 2024, virtually via Zoom. The meeting was called to order at 6:09 p.m. A quorum was established with the following Board Members in attendance: David Brown, President; Rose Thomas, Director; Lee Hall, Sr., Director; and Alvina Ferguson, Secretary/Treasurer. Ms. Thoams made a motion to excuse Jon Psihoules, Vice President; and Mary Simpson, Director. Mr. Hall seconded the motion and the motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Melissa Anne Beth, owner of 19261 45th Ave.; Mylinh Nguyen, owner of 18901 Mitchell Place; Yudania Glover, owner of 4414 Andes St; Rafael Chavez Villalobos, owner of 3995 Kirk St; Gary Wilson regarding 20330 46th Ave.; and Janet Amaya, owner of 4694 Flanders Way.
 - B. **Others Present:** Micaela Duffy, GVR Metro District Manager
- II. **DISTRICT DELEGATE REPORTS:** None
- III. **PUBLIC INFORMATION:** None
- IV. **DISCLOSE FINANCIAL CONFLICT OF INTEREST ON AGENDA:** None
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the June, 2024 Board meeting were reviewed. Ms. Thomas made a motion to approve, seconded by Ms. Ferguson, and the motion passed unanimously.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – The July financials were reviewed.
- VII. **ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for June were presented. Management has had 12,493 homeowner contacts year-to-date, including 2893 contacts in June. In June, HOA Management received 230 ARC requests and sent 16 status letters. The calendars were reviewed for any updates.
- VIII. **PUBLIC COMMENT PERIOD:** None
- IX. **ASSOCIATION BUSINESS**

- A. **Ratification of votes by email:** Ms. Thomas made a motion to ratify email votes of the Board. Ms. Ferguson seconded the motion. The motion passed unanimously
 - B. **Homeowner Requests:** None
 - C. Ther Board discussed the required collection policy changes. A Motion was made by Ms. Thomas to approve the new collection policy. The motion was seconded by Mr. Hall. The motion passed unanimously.
- X. **EXECUTIVE SESSION** - The Board went into an executive session at 7:14 pm. The Board came out of executive session at 8:23 pm.
- A. There was a motion by Thomas to approve the Homeowner Requests as amended. Ferguson seconded the motion. The motion passed unanimously.
- XI. **ADJOURNMENT** – The meeting was adjourned at 8:28 p.m.