

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

July 21, 2025

- I. ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on July 21, 2025, virtually via Zoom. The meeting was called to order at 6:10 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. Mr. Hall Sr. made a motion to excuse Board Member Rose Thomas. Ms. Beth seconded the motion, and the motion passed unanimously.
 - A. Homeowners, Residents and Property Managers Present:** Wesley Humphrey, homeowner; Ambrose James, homeowner; Kevin Metz; Homeowner; Samantha Knudsen, resident; Annaleah Bloom, 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 June 16, 2025, Board meeting were reviewed. Mr. Hall Sr. made a motion to approve, seconded by Ms. Beth, and the motion passed unanimously.
- VI. ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for June were presented. Management has had 10,530 homeowner contacts year-to-date, including 3,346 contacts in June. In June, HOA Management received 108 ARC requests and sent 20 status letters. There was one repair to a mailbox on June 24, 2025. The calendars were reviewed for any updates.
- VII. FINANCIAL REVIEW**
 - A. Financials** – The June financials were reviewed. In June, there were roughly \$980.77 in Board write-offs and approximately \$4,855.78 in Attorney write-offs, totaling approximately \$5,836.55. Ms. Beth made a Motion, seconded by Mr. Hall Sr., to approve as presented, and the motion passed unanimously.
- VIII. ASSOCIATION BUSINESS** – None
- IX. HOMEOWNER REQUESTS** - The Board went into an executive session at 6:22 p.m. to

discuss homeowner requests. The Board came out of executive session at 7:18 p.m.

X. EXECUTIVE SESSION - The Board went into an executive session at 7:18 p.m. to discuss appeals and legal matters with legal counsel. The Board came out of executive session at 7:40 pm.

XI. ADJOURNMENT – The meeting was adjourned at 7:41 p.m.