

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

April 15, 2024

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on April 15, 2024, virtually via Zoom. The meeting was called to order at 6:17 p.m. A quorum was established with the following Board Members in attendance: David Brown, President; Mary Simpson, Director; Rose Thomas, Director; Lee Hall, Sr., Director; and Alvina Ferguson, Secretary/Treasurer. Ms. Thomas made a motion to excuse Jon Psihoules, Vice President. Ms. Ferguson seconded the motion and the motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Natasha, future prospective homeowner
 - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Office Assistant.
- II. **DISTRICT DELEGATE REPORTS** None
- III. **PUBLIC INFORMATION**
 - A. None
- IV. **DISCLOSE FINANCIAL CONFLICT OF INTEREST ON AGENDA** None
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the March, 2024 Board meeting were reviewed. Mr. Brown made a motion to approve, seconded by Ms. Thomas, and the motion passed unanimously.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – The March financials were reviewed. In March, there were roughly \$2,992.32 in Board write-offs and approximately \$919.97 in Attorney write-offs, totaling approximately \$3,912.29. Ms. Thomas made a motion to approve as presented, seconded by Mr. Brown, and the motion passed unanimously.
- VII. **ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for March were presented. Management has had 5,260 homeowner contacts year-to-date, including 936 contacts in March. In March, HOA Management received 36 ARC requests and sent 19 status letters. The calendars were reviewed for any updates.
- VIII. **PUBLIC COMMENT PERIOD** None

IX. ASSOCIATION BUSINESS

A. Ratification of votes by email:

B. Homeowner Requests:

X. EXECUTIVE SESSION - The Board went into an executive session at 6:23 pm to discuss collection and enforcement turnovers and attorney advice. The Board came out of executive session at 6:41 pm.

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

XI. ADJOURNMENT – The meeting was adjourned at 6:44 p.m.