

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

May 20, 2024

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on May 20, 2024, 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; Lee Hall, Sr., Director; Mary Simpson, Director; and Alvina Ferguson, Secretary/Treasurer. Mr. Brown made a motion to excuse Rose Thomas, Director, and Jon Psihoules, Vice President. Mr. Hall, Sr., seconded the motion and the motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** LaTasha Eugene, homeowner.
 - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Office Assistant.
- 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, 2024, Board meeting were reviewed. Ms. Ferguson 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 6,829 homeowner contacts year-to-date, including 1,278 contacts in April. In April, HOA Management received 84 ARC requests and sent 22 status letters. The calendars were reviewed for any updates.
- VII. **FINANCIAL REVIEW**
 - A. **Financials** – The April financials were reviewed. In April, there were roughly \$1,391.00 in Board write-offs, approximately \$6,706.01 in Attorney write-offs, and approximately \$1,394.72 in foreclosure and bankruptcy write-offs, totaling approximately \$9,491.73. Mr. Brown made a Motion, seconded by Ms. Ferguson, to approve as presented, and the motion passed unanimously.
- VIII. **ASSOCIATION BUSINESS** – None

- IX. HOMEOWNER REQUESTS** - The Board went into an executive session at 6:14 p.m. to discuss homeowner requests. The Board came out of executive session at 6:26 p.m. Ms. Ferguson made a motion to approve homeowner requests, seconded by Mr. Hall, Sr., and the motion passed unanimously.
- X. EXECUTIVE SESSION** - The Board went into an executive session at 6:27 p.m. to discuss appeals and legal matters with legal counsel. The Board came out of executive session at 7:22 pm.
- XI. ADJOURNMENT** – The meeting was adjourned at 7:23 p.m.