

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

June 17, 2024

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on June 17, 2024, virtually via Zoom. The meeting was called to order at 6:22 p.m. A quorum was established with the following Board Members in attendance: Rose Thomas, Director; Lee Hall, Sr., Director; Jon Psihoules, Vice President; and Alvina Ferguson, Secretary/Treasurer. Ms. Thomas made a motion to excuse David Brown, President; and Mary Simpson, Director. Mr. Psihoules seconded the motion and the motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Deborah Cline, Michael Everett, owner of 18940 E Chaffee Place; Steve, owner of 4705 Andes
 - B. **Others Present:** Micaela Duffy, GVR Metro District Manager
- 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 May, 2024 Board meeting were reviewed. Mr. Lee made a motion to approve, seconded by Thomas and the motion passed unanimously.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – The May financials were reviewed Ms. Thomas made a motion to approve as presented, seconded by Ms. Ferguson and the motion passed unanimously.
- VII. **ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for May were presented. Management has had 8,108 homeowner contacts year-to-date, including 1547 contacts in May. In May, HOA Management received 88 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: None

B. Homeowner Requests: Executive Session

X. EXECUTIVE SESSION - The Board went into an executive session at 6:39 pm to discuss collections, enforcement and attorney legal advice. The Board came out of executive session at 7:01 p.m.

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

XI. ADJOURNMENT – The meeting was adjourned at 7:06 p.m.