

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

February 24, 2025

- I. ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on February 24, 2025, virtually via Zoom. The meeting was called to order at 6:06 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 Mary Simpson, Director.
 - A. Homeowners, Residents and Property Managers Present:** Rubby, homeowner.
 - 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 January, 2025 Board meeting were reviewed. Mr. Hall made a motion to approve, seconded by Mr. Psihoules and the motion passed unanimously.
- VI. FINANCIAL REVIEW**
 - A. Financials** – The December and January financials were reviewed. The Board wrote off \$35,442.08 in December and \$7,244.65 in January. Mr. Psihoules made a motion to approve as presented, seconded by Mr. Hall and the motion passed unanimously.
- VII. ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for December and January were presented. Management has had 1875 contacts in January and 1948 contacts in December. HOA Management received 68 and 54 ARC requests, respectively, and sent 15 status letters in December and in January sent 10 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 for collection and enforcement requests
 - C.** Accounts payable were reviewed by the Board. There was a motion made by Mr. Psihoules to approve the Accounts Payable. Mr. Hall seconded the Motion. The motion passed unanimously.
- X. EXECUTIVE SESSION** - The Board went into an executive session at 6:19 pm. To discuss collections and enforcement actions and advice from counsel. The Board came out of executive session at 6:55 pm.
- A.** There was a motion by Mr. Hall to approve the Homeowner Requests as amended. Psihoules seconded the motion. The motion passed unanimously.
- XI. ADJOURNMENT** – The meeting was adjourned at 6:59 p.m.