

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

September 15, 2024

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on September 15, 2024, virtually via Zoom. The meeting was called to order at 6:18 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. Mr. Psihoules made a motion to excuse Rose Thomas, Director; and Alvina Ferguson, Secretary/Treasurer. Mr. Hall seconded the motion, and the motion passed unanimously.
 - A. **Homeowners, Residents and Property Managers Present:** Bill Hatchet, Kelleen Kosh, Man Maya Rai, Susan Simpleman, Laura Caron, Montez Hogue, Jose Flores Villa, Lorena Alvarez, Chelsea McClary, Carolyn Williams, Senedu Gashaw, Otis Green, Rafael Villalobos, Sondra Young, and Ngoyi Tshianyi.
 - 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 August, 2024 Board meeting were reviewed. Mr. Psihoules made a motion to approve, seconded by Mr. Hall, and the motion passed unanimously.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – The August financials were reviewed. Mr. Hall made a motion to approve as presented, seconded by Mr. Psihoules, and the motion passed unanimously.
- VII. **ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for August were presented. Management has had 2614 contacts in August. In August, HOA Management received 182 ARC requests and sent 15 status letters. The calendars were reviewed for any updates.
- VIII. **PUBLIC COMMENT PERIOD**
- IX. **ASSOCIATION BUSINESS**

- A. Ratification of votes by email:** None
 - B. Homeowner Requests:** Executive Session for collection and enforcement requests
 - C. Annual Meeting did not have Quorum** The President provided an update: 50 vendors at the Farmers Market this year. Board will continue Virtual meetings for the health and safety of the community. Since June 2018 79 mailboxes have been repaired at a cost of \$99,378.09. HOA continues to send compliment letters to owners. If you would like the HOA to send a compliment letter, please email info@gvrhoa.com. The Board has written off \$74,000 in fines and fees in an effort to aid owners.
- X. EXECUTIVE SESSION** - The Board went into an executive session at 6:36 pm. The Board came out of executive session at 7:11 pm.
- A.** There was a motion by Mr. Hall to approve the Homeowner Requests as amended. Mr. Psihoules seconded the motion. The motion passed unanimously.
- XI. ADJOURNMENT** – The meeting was adjourned at 7:22 p.m.