



Green Hills HOA Annual Members Meeting

September 9, 2025
Huntsville Library and via Zoom

Agenda



01 Welcome

Attendance and quorum

02 Election of Trustees

Replacing 1 departing Trustee

03 Financial Summary

Annual financials and forward
looking forecast

04 “What’s New in the Zoo”

An update on key activities

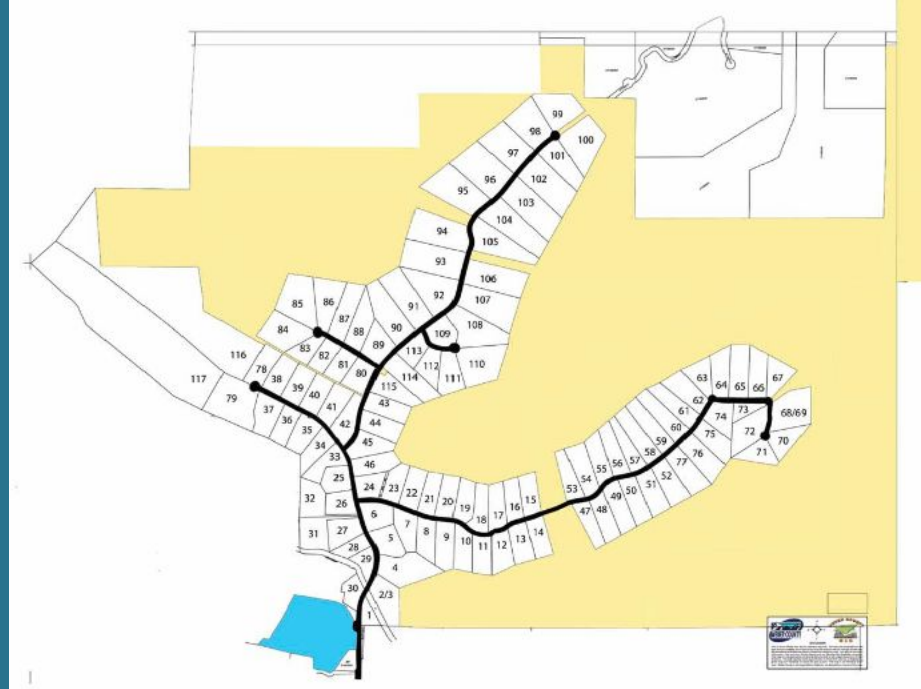
01 Welcome

- Our community
- The HOA Board of Trustees
- Purpose of the Annual Meeting



Our Community

- Incorporated in 1982
- Consisting of 114 lots
- ~1000 acres of common property including trails and a pond



HOA Board of Trustees and HOA Officers

Your current GHHOA Board of Trustees and Officers are:

- Troy Banks President
- Jaimi Liddell Vice President
- Jay Polo Secretary
- Jenny Wheeler (Board member)
- Sam Clark Treasurer

Term Expires

9/27

9/25

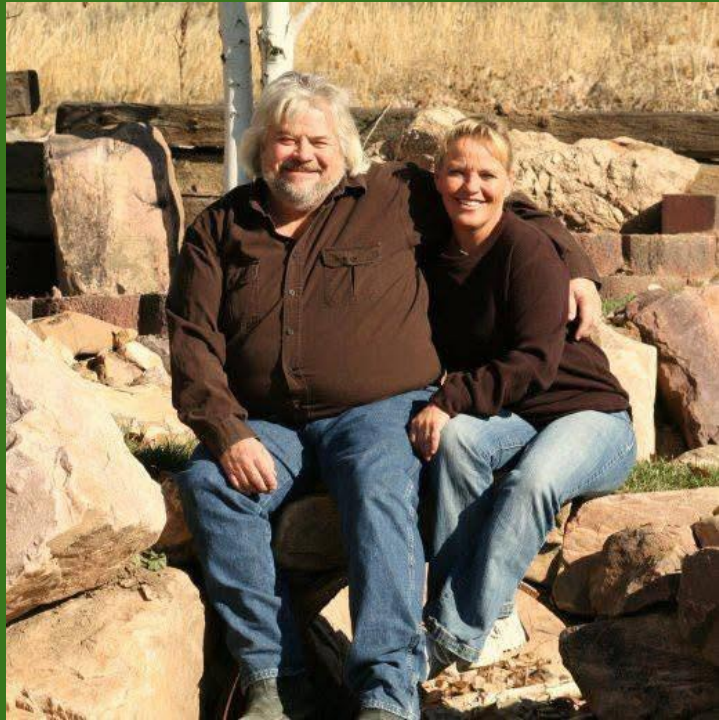
9/25

9/26

NA*

Many thanks to Sam who has served for 15 years and as Treasurer for a decade!

Thank You Sam, for all of your help!!!



Purpose of the Annual Meeting

By-laws: Section 1

Annual Meetings.

The annual meeting . . . This meeting shall be for the election of Trustees and for the transaction of such other business as may properly come before it.

CCRs:

IV. FINANCIAL PLANNING PROCESS.

The Board shall present a statement of current accounts, summary of yearly expenditures, and forecasted expenditures for the coming fiscal year at the annual meeting of the Homeowners Association.



Purpose of the Annual Meeting (Cont'd)

Utah Code

Community Association Act,

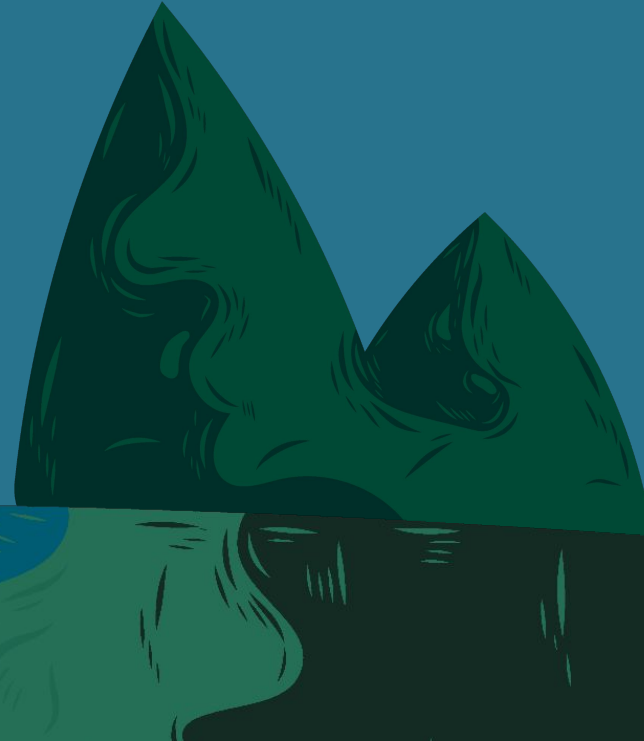
Utah Code, Title 57, Chapter 8a, Community Association Act, Part 2, Section 211 reads in part, Reserve analysis -- Reserve fund. (Effective 5/5/2021)

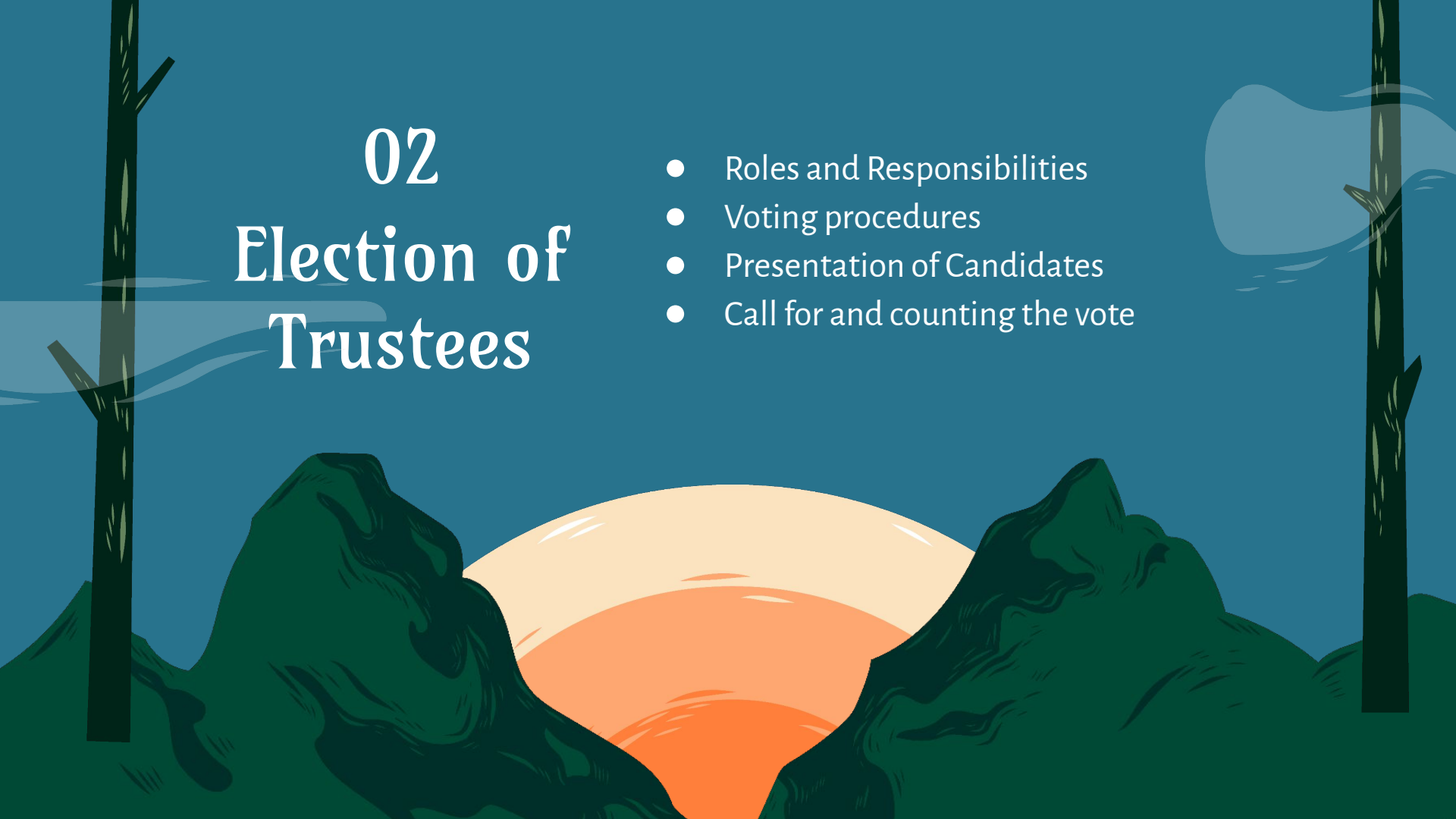
5. An association shall:
 - a. annually provide lot owners a summary of the most recent reserve analysis or update; and
 - b. Provide a copy of the complete reserve analysis or update to a lot owner who requests a copy.
6. In formulating the association's budget each year, an association shall include a reserve fund line item in:
 - a. An amount the board determines, based on the reserve analysis, to be prudent;

Roll Call of Members Participating

- We've gathered attendee information at the door
- And will capture details of those online as well

Did everyone sign in at the door and get their voting ballot?



The background features a stylized landscape with dark green, jagged mountains in the foreground. A large, bright orange and yellow sun is partially obscured by the mountains, creating a silhouette effect. Two dark, thin trees stand on either side of the mountains. The sky is a solid blue color.

02 Election of Trustees

- Roles and Responsibilities
- Voting procedures
- Presentation of Candidates
- Call for and counting the vote

The Governing Docs Define Trustees

By-Laws, Board of Trustees, Section 2.
Number, Tenure, and Qualifications

The number of Trustees of the Corporation shall be at least three and as many as the membership may determine from time to time. . . . Trustees must be Members of the corporation.

Articles of Incorporation, Article VIII,
Terms, Officers and Trustees

The qualification and election of Trustees and Officers shall be as follows: Members of the Board of Trustees must be members in good standing of this Association; they shall be elected for terms of three (3) years each, such terms to be staggered among the Board members so that the terms of approximate one-third (1/3) of the Trustees shall expire in any one year; . . .



Trustee Roles and Responsibilities

By-laws, ARTICLE III, BOARD OF TRUSTEES, Section 1. General Powers

The business and affairs of the Corporation shall be managed by its Board of Trustees. The Board of Trustees may adopt such rules and regulations for the conduct of their meetings and the management of the Corporation as they deem proper.

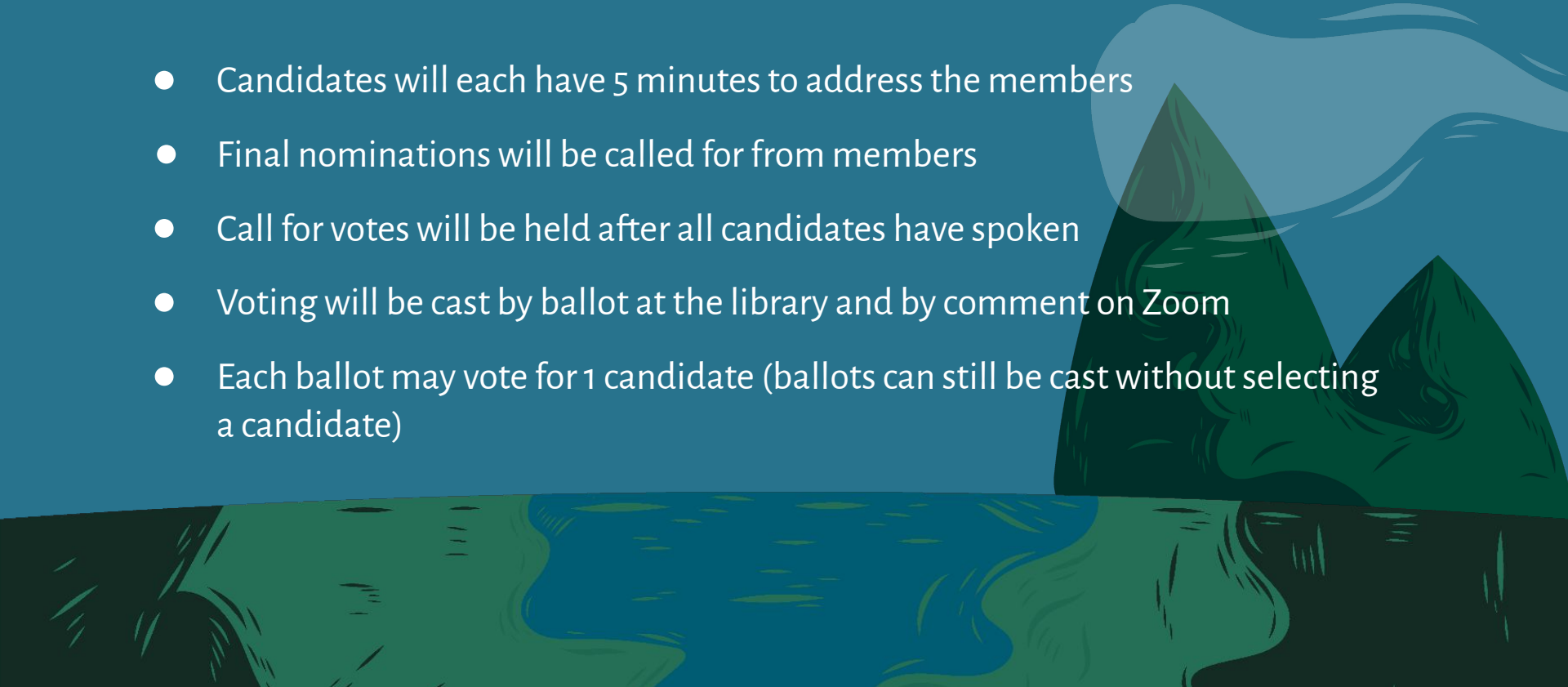
Community Associations Institute (CAI)

A major responsibility for board members is “a commitment to fostering a climate of open discussion and debate, mutual respect, and tolerance between all who live in, work in, and visit our community.”

Commitment, Professional Behavior, Compliance with Governing Documents and Relevant Laws, Avoid conflict of interest, Confidentiality, HOA above personal preferences

The Election Process

- Candidates will each have 5 minutes to address the members
- Final nominations will be called for from members
- Call for votes will be held after all candidates have spoken
- Voting will be cast by ballot at the library and by comment on Zoom
- Each ballot may vote for 1 candidate (ballots can still be cast without selecting a candidate)



Determining the Results

- Quorum is established by the members present; each lot shall be counted as 1 attendee, even if 2 or more owners are present
- 51% of the quorum must cast a ballot for the election to be valid.
- Ballots cast shall be counted and the votes for each candidate shall be counted before the end of the Annual Meeting, time permitting.
- The candidates with the most votes over 51 % of members attending or by proxy shall be elected to the Board
- There are 3 available seats. Two are 3-year terms and one is a 1-year term for the remainder of Leda George's term.

Completing the Ballot

- Did everyone sign in?
- Vote for up to 3 candidates (or none)
- The person *casting* the vote must sign (lot owner, agent, or proxy holder)
- Attach the proxy, if being used
- Ballots must be signed!

Green Hills Homeowners Association

Voting Ballot

Annual Meeting of Members September 9, 2025

Name of member (print) _____

HOA Address _____

OR

Lot Number _____

Vote for up to 3 candidates

Name of candidate _____

Name of candidate _____

Name of candidate _____

I'm the owner, agent or proxy for the above lot.

Signature _____ Date _____

If proxy attach proxy form

Trustee Nominations

(Additional Nominations may still be made from the floor)

Jacques Behar

1168 Maple Dr.

Jay Polo

9109 E 1000 N

Jaimi Liddell

9566 Kelley Drive

Candidates will each have up to 5 minutes (in total)
to present to the community and address Q&A.

03 Financials Review

- Statement of current accounts
- Prior year expenditures
- Next year forecasted



2025 Profit & Loss

- Oct 2024 through Aug 2025
- On an accrual basis

	Oct '24 - Aug 25
Ordinary Income/Expense	
Income	
Sanctuary Dues	900.00
4000 · Membership Dues	91,400.43
4999 · Uncategorized Income	0.00
Total Income	92,300.43
Gross Profit	92,300.43
Expense	
6185 · Liability Insurance (Liability Insurance)	7,420.00
6235 · Miscellaneous (Miscellaneous)	279.40
6245 · Office Supplies (Office Supplies)	31.49
6250 · Postage and PO Box Rental (Postage and Delivery)	100.00
6260 · Meeting Room Rentals (Board Meeting Room Rentals)	162.00
6270 · Professional Fees (Professional Fees)	525.00
6280 · Attorney Fees (Legal Fees)	
Legal Settlement	49,981.71
6280 · Attorney Fees (Legal Fees) - Other	7,627.50
Total 6280 · Attorney Fees (Legal Fees)	57,609.21
6610 · Road Costs - Misc.	670.00
6620 · Road Repairs & Maintenance	(10,500.00)
6630 · Snow Removal	19,335.00
6640 · Waste Removal & Equip. Rental (Dumpster Rental)	1,130.00
6650 · Common Land Maintenance	455.00
6830 · Taxes - Federal (Federal Taxes)	1,405.36
6840 · Taxes - State (State Taxes)	201.00
Total Expense	78,823.46
Net Ordinary Income	13,476.97
Other Income/Expense	
Other Income	
OVERWEIGHT ROAD USAGE	23,038.75
7015 · Finance Charges (Fees for A/R Late Payments)	2,013.15
706 · Dividends earned Golden West	3,890.80
Total Other Income	28,942.70
Net Other Income	28,942.70
Net Income	42,419.67

2025 Balance Sheet

- As of August 31st, 2025
- On an accrual basis

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
1001 · Golden West Checking	
1006 · Golden West Reserve Fund	30,934.00
1001 · Golden West Checking - Other	52,154.30
Total 1001 · Golden West Checking	83,088.30
1011 · Golden West Saving	
Gold Account saving	4.93
1011 · Golden West Saving - Other	363.96
Total 1011 · Golden West Saving	368.89
1015 · Golden West Money Market	143,956.07
Total Checking/Savings	227,413.26
Accounts Receivable	
1200 · Accounts Receivable	15,801.45
Total Accounts Receivable	15,801.45
Total Current Assets	243,214.71
TOTAL ASSETS	243,214.71
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2260 - Construction Escrow (Construction Escrow payments)	
Karlsven construction escrow	5,362.50
Total 2260 - Construction Escrow (Construction Escrow payments)	5,362.50
Total Other Current Liabilities	5,362.50
Total Current Liabilities	5,362.50
Total Liabilities	5,362.50
Equity	
3500 · Retained Earnings (Retained Earnings)	195,432.54
Net Income	42,419.67
Total Equity	237,852.21
TOTAL LIABILITIES & EQUITY	243,214.71

2025 Financial Forecast

	Oct 1, '24 - Aug 31, 25	Oct '25-Sept '26
Ordinary Income/Expense		
Income		
Sanctuary Dues	900.00	900.00
4000 · Membership Dues	91,200.43	91,200.00
Total Income	<u>92,100.43</u>	<u>92,100.00</u>
Gross Profit	92,100.43	92,100.00
Expense		
6185 · Liability Insurance (Liability Insurance)	7,420.00	8,000.00
6235 · Miscellaneous (Miscellaneous)	279.40	0.00
6245 · Office Supplies (Office Supplies)	31.49	850.00
6250 · Postage and PO Box Rental (Postage and Delivery)	100.00	100.00
6260 · Meeting Room Rentals (Board Meeting Room Rentals)	162.00	175.00
6270 · Professional Fees (Professional Fees)	525.00	600.00
6280 · Attorney Fees (Legal Fees)		
Legal Settlement	49,981.71	0.00
6280 · Attorney Fees (Legal Fees) - Other	7,627.50	7,500.00
Total 6280 · Attorney Fees (Legal Fees)	<u>57,609.21</u>	<u>7,500.00</u>
6610 · Road Costs - Misc.	670.00	0.00
6620 · Road Repairs & Maintenance	(10,500.00)	30,934.00
6630 · Snow Removal	19,335.00	25,000.00
6640 · Waste Removal & Equip. Rental (Dumpster Rental)	1,130.00	1,250.00
6650 · Common Land Maintenance	455.00	40,500.00
6830 · Taxes - Federal (Federal Taxes)	1,405.36	1,500.00
6840 · Taxes - State (State Taxes)	201.00	220.00
Total Expense	<u>78,823.46</u>	<u>116,629.00</u>
Net Ordinary Income	13,276.97	(24,529.00)
Other Income/Expense		
Other Income		
OVERWEIGHT ROAD USAGE	23,013.75	22,000.00
7015 · Finance Charges (Fees for A/R Late Payments)	2,013.15	0.00
706 · Dividends earned Golden West	3,890.80	3,500.00
Total Other Income	<u>28,917.70</u>	<u>25,500.00</u>
Net Other Income	28,917.70	25,500.00
Net Income	<u><u>42,194.67</u></u>	<u><u>971.00</u></u>

Managing our Roads

The largest ongoing financial responsibility of the HOA is to maintain our roads. Our strategy continues to be:

1. Reserve study for ongoing repairs and maintenance
2. Overweight vehicle fees to offset accelerated road damages
3. Better accountability for heavy vehicles on our roads
4. Plan ahead (save) for road replacement capital outlays

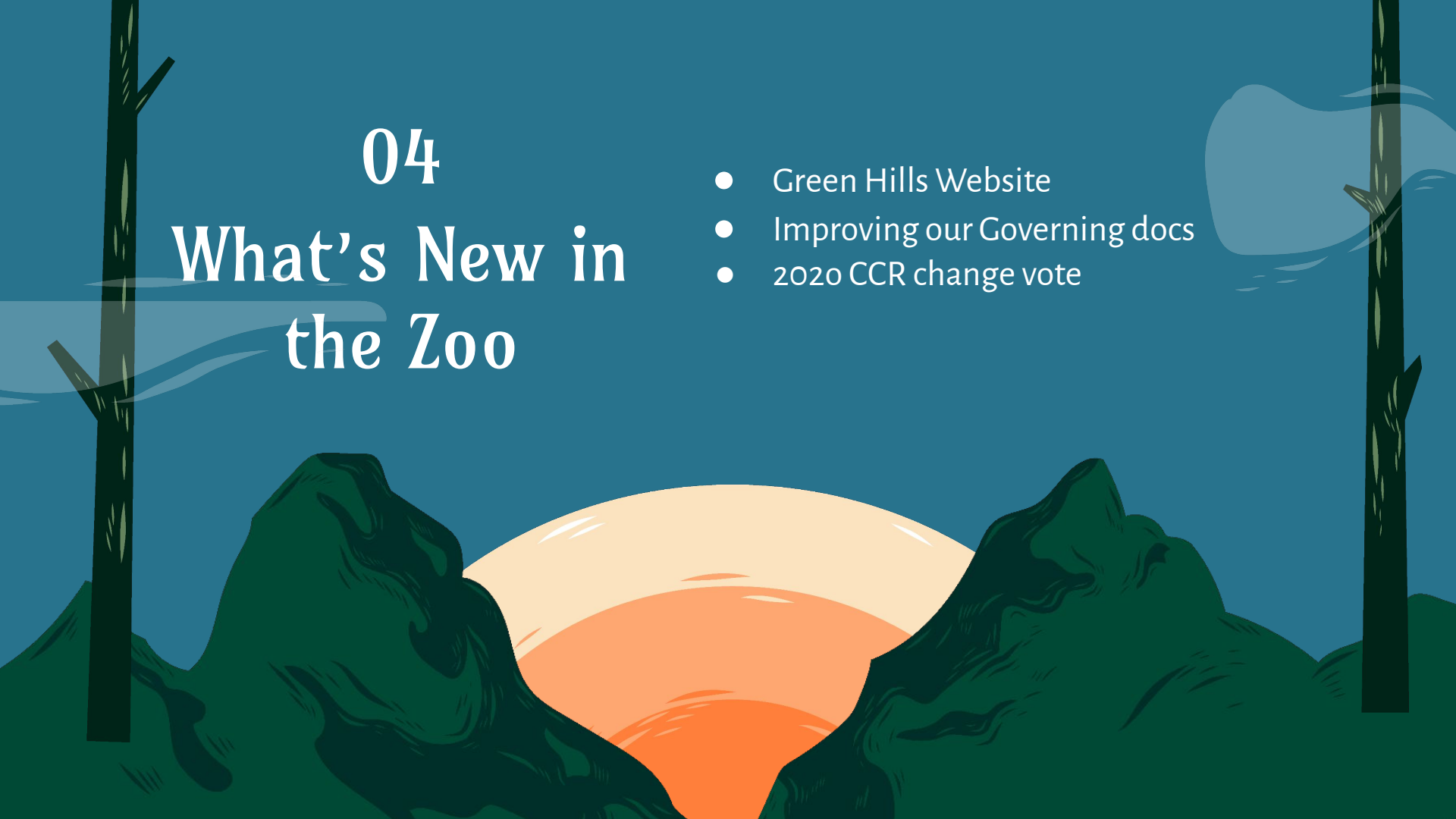


Reserve Study – Repairs and Maintenance

Our Reserve Study is a planning tool to set aside funds for estimated future expenditures.

Highlight that it is on the website.

- We hired a 3rd party to *estimate* the expenses we might incur over the next 30 years
- We've adopted that expense estimate to help us be prepared
- This Reserve Study is valid for ~2 more years and will need to be completed again before expiring
- It is online for review



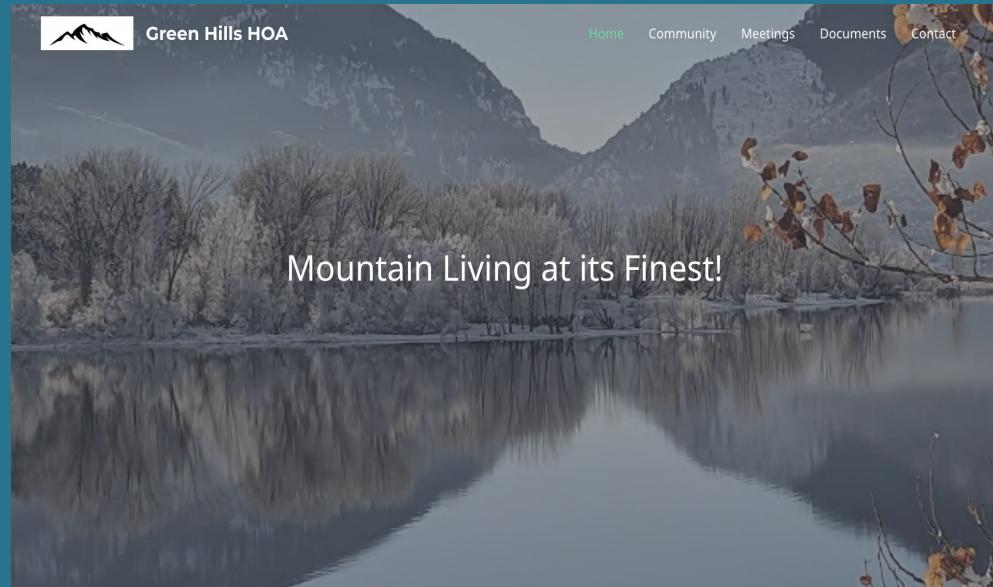
04 What's New in the Zoo

- Green Hills Website
- Improving our Governing docs
- 2020 CCR change vote

Green Hills Website

Our website...

- Governing documents
- Board Meeting minutes
- Reserve study, Insurance
- Trail Maps,
- Hunting Rules / Permit



OUR COMMUNITY

As a small HOA community in the Ogden Valley, we have so much to offer!



Improving Our Governing Docs

Our governing documents fall short of meeting the needs of our community in a few areas including:

- Inconsistencies cost us financially & create risk
- Predating today's use of email and Zoom; limits how we operate
- Contradictions with Utah HOA legislation

Guiding principle: Focus on the changes necessary to fix these issues.

Smith Knowles restructured the Articles, CCRs and Bylaws

Our Rewrite Committee spent many hours aligning to the our current sentiment

One final cleanup under way

Dialog with the community including a Town Hall with legal

Scheduling a Special Members Meeting to hold a vote

Contesting the 2020 CCRs Amendment

The outcome of the 2020 vote to amend the CCRs is being contested

- Back and forth between lawyers
- Our lawyers have guided us to establish an HOA committee to research and determine the validity of the outcome
- Jaimi Liddell will be organizing this committee.
- More to come...





Thanks!

Do you have any questions?

ghhoa.email@gmail.com

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Election Results – Documented At Mtg Close

Successful candidate requires the vote of at least 51% of the members present, which is 31 votes for someone to be elected.

Of the 59 valid ballots cast, the nominees received the following votes:

Jaimi Liddell = 57

Jay Polo = 57

Jacques Behar = 3

Don Kelly = 1

As a results of this election, Jay Polo and Jaimi Liddell have been elected to the board, for 3-year terms from September 2025 through September 2028.

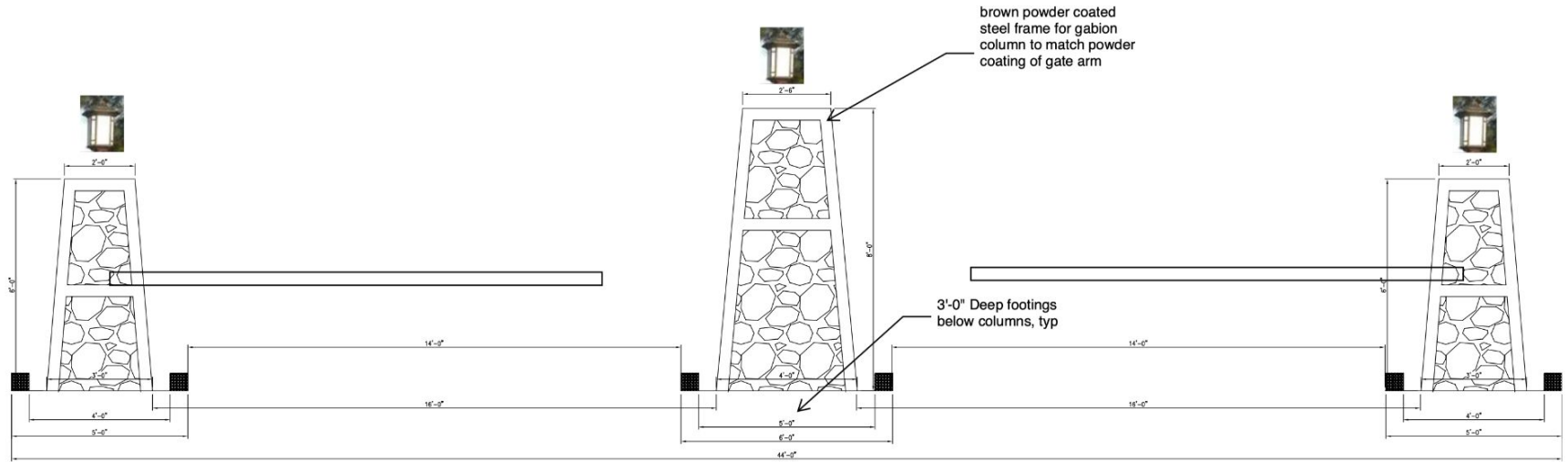


Gate – Latest Update

The gate permitting and construction continues to move forward:

- Re-engaged our contractor
- Drawings
- Moving ahead once the permit is in hand







1601 PARKING CONTROL BARRIER GATE OPERATOR

• COMMERCIAL • INDUSTRIAL

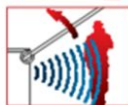
- Designed for single lane (14 feet maximum) vehicular control in high traffic applications
- Electronic limit settings
- Operators are designed so that they can be mounted on either the left or right hand side of the roadway
- Lighted and breakaway arm kits available. Low headroom folding arm kits also available
- DKS patent pending Loop Logic vehicular/pedestrian detection system
- 5-year limited warranty



automatic p.a.m.s.
sequencing with slide and swing gates



lighted arms
for added visibility and safety



DKS Loop Logic
It's easier - even when they're not



breakaway arm option
reduces maintenance costs

ADVANCED TELEPHONE ENTRY with LIVE STREAMING VIDEO



Part Numbers:
AA1MPE VZN
AA1MPE ATT
AA1MPE INT



CELLGATE EXCLUSIVES

- Streaming Video Telephone Entry
- Verizon or AT&T LTE Service *No VoIP Fees Required
- Plug-and-Play Internet Option *No VoIP Fees Required
- CellGate TrueCloud Hosted by Microsoft Azure
- Additional Wiegand Expansion Capability

EVO FEATURES

- Built-In HID Card Reader
- Up to 1,500 Directory Listings
- Calls up to 6 App Contacts and 3 Voice Only Numbers Per Directory Listing
- 1 Wiegand Expansion Port
- Wiegand Functionality for any 26-bit Reader
- Manage Up to 2 Gates or Doors
- Brilliant 7" Color Touchscreen

NEW EXCLUSIVE External Camera Options

- Pixel Activated Video
- All Video Stored on Camera
- Cloud-Stored Still Photos

