Green Hills HOA
Annual Members Meeting

September 8, 2026
Huntsville Library and via Zoom



Agenda

01 Welcome

Attendance and quorum

02 Election of Trustees

Adding members to the board

03 Financial Summary

1- Year to date financials & the new budget
2- Roads repairs and maintenance
3- Reserve study

04 New Governing Documents

Process for reviewing and voting
in the new documents

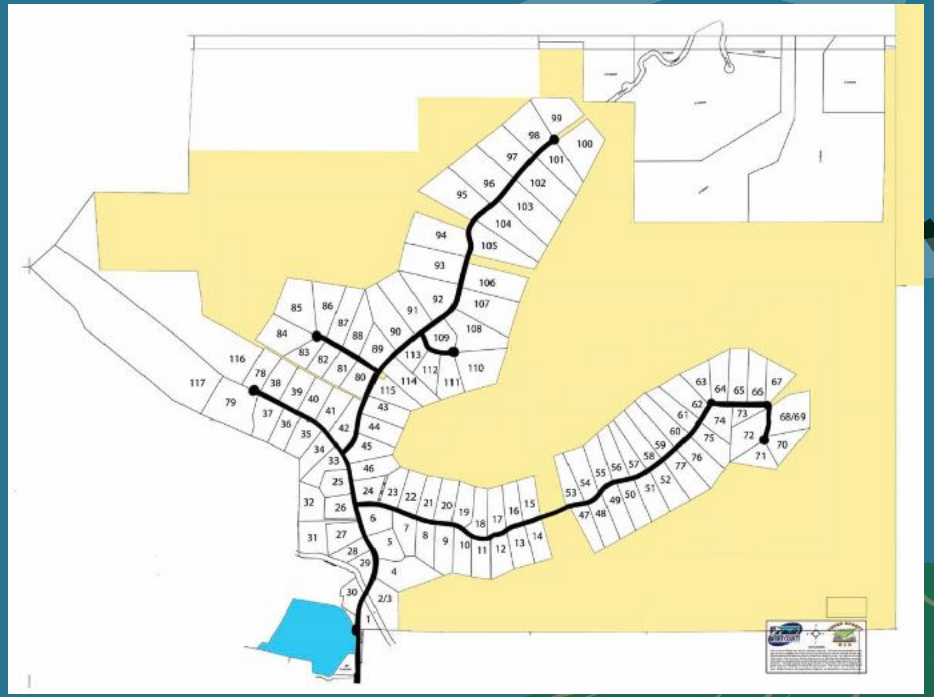
01 Welcome

- 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:

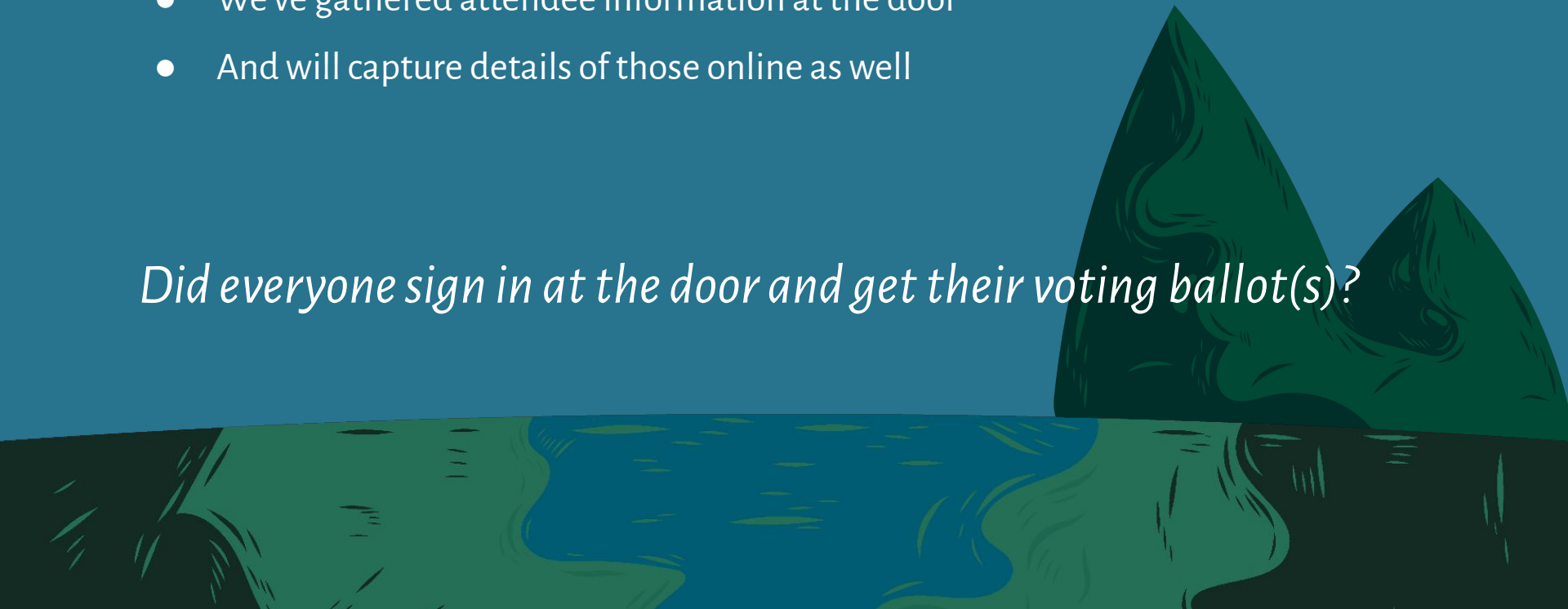
		Term Expires
Troy Banks	President	9/27
Jaimi Liddell	Vice President	9/28
Jay Polo	Secretary	9/28
Jenny Wheeler	(Board member)	9/26
Cindy Crawford	Treasurer	NA*



Roll Call of Members Participating

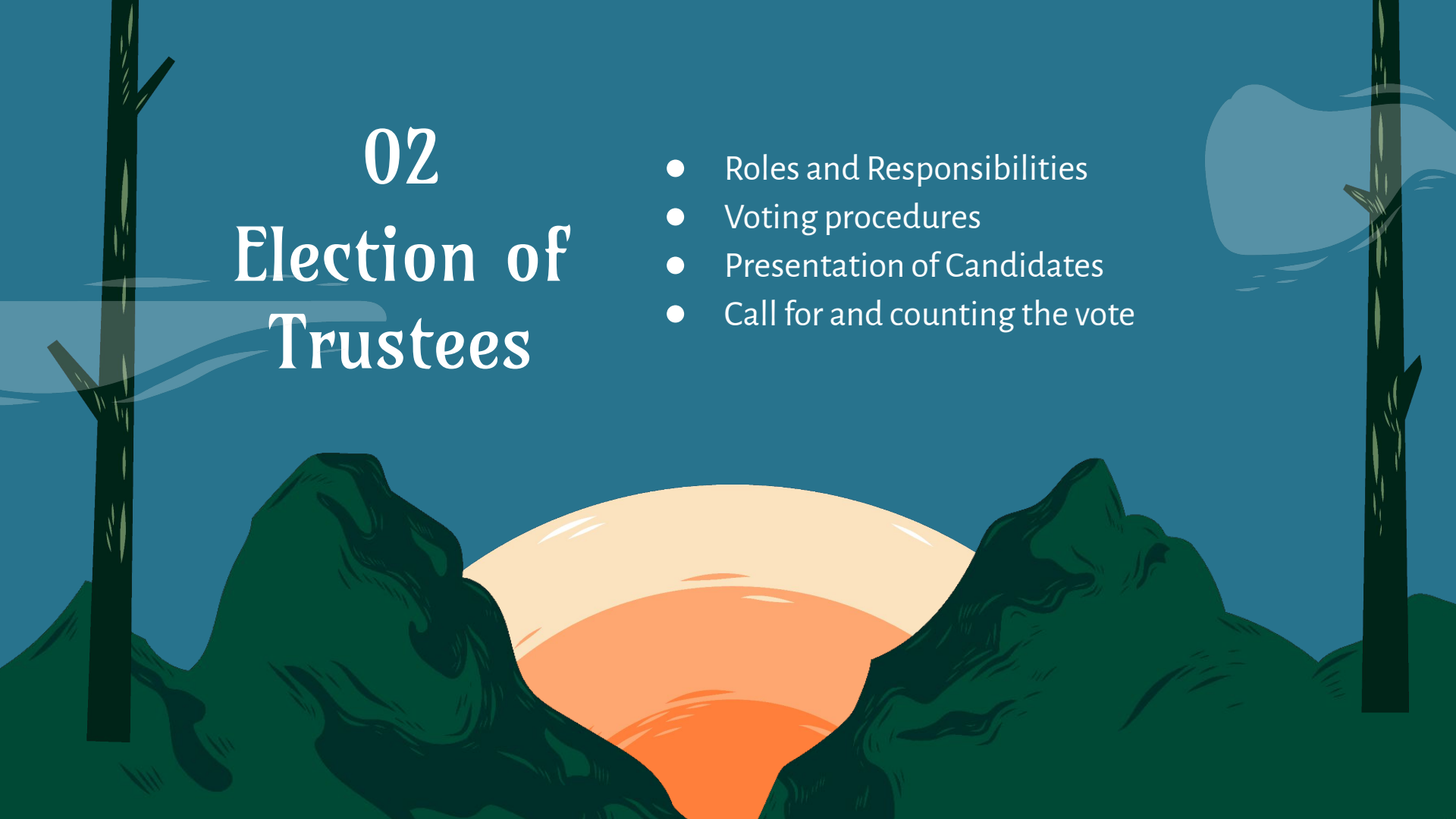
- We've gathered attendee information at the door
- And will capture details of those online as well

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



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.

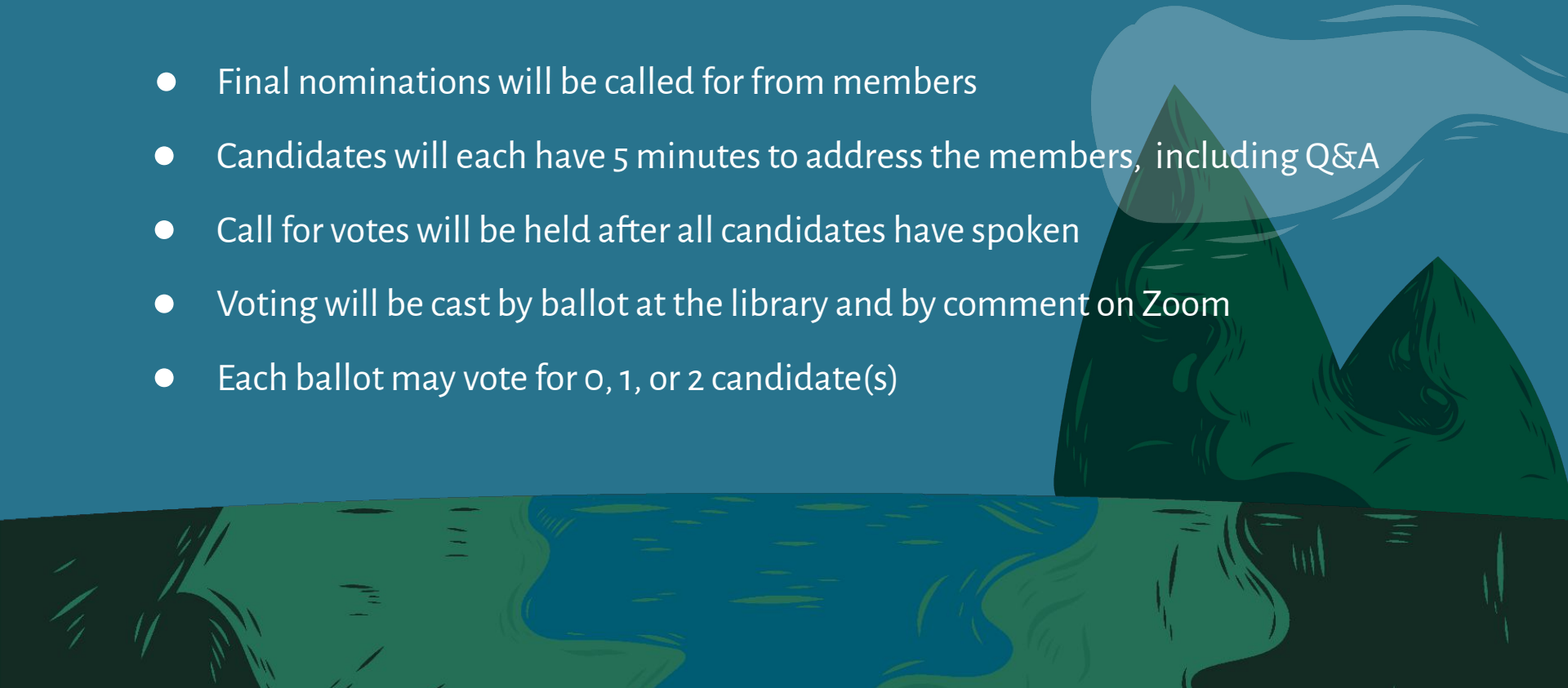
Community Associations Institute (CAI)

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

- Final nominations will be called for from members
- Candidates will each have 5 minutes to address the members, including Q&A
- 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 0, 1, or 2 candidate(s)



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 up to 2 available seats each having 3-year terms. We are required to have a minimum of 3 board members, and can have up to 5 members.

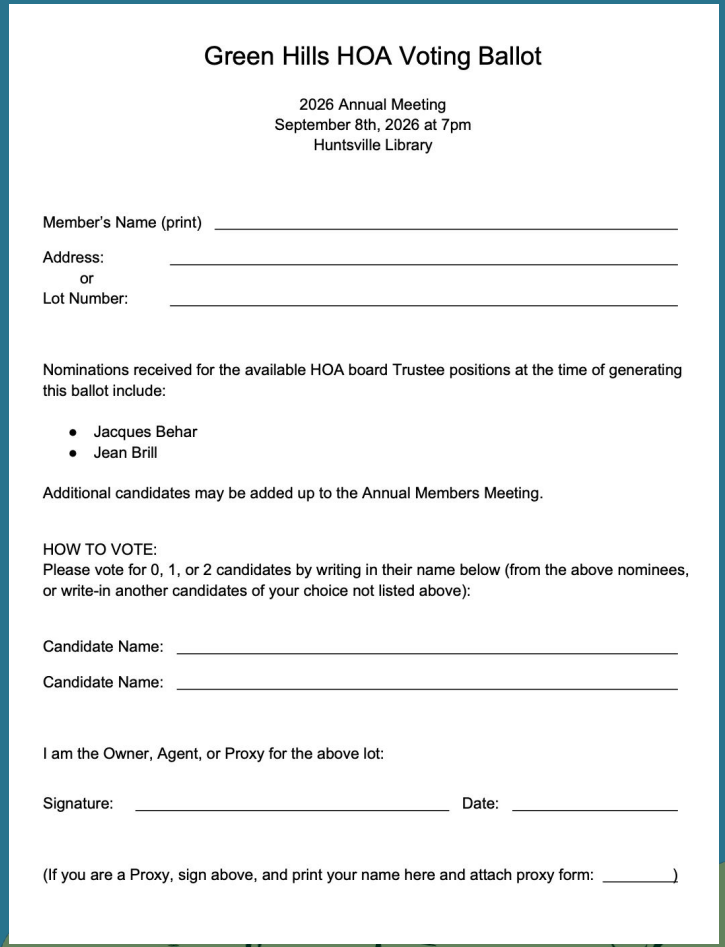
Adding Directors to the Board of Trustees

GHHOA Board of Trustees seats:		Term Expires
• Troy Banks	President	9/27
• Jaimi Liddell	Vice President	9/28
• Jay Polo	Secretary	9/28
• Open seat	Highest votes, minimum 51%*	9/29
• Open seat	2nd highest vote, minimum 51%*	9/29

*To be elected onto the board requires a candidate to attain at least 51% of the eligible votes.

Completing the Ballot

- Did everyone sign in?
- Vote for up to 2 candidates (0,1, or 2)
- 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 HOA Voting Ballot

2026 Annual Meeting
September 8th, 2026 at 7pm
Huntsville Library

Member's Name (print) _____

Address: _____
or
Lot Number: _____

Nominations received for the available HOA board Trustee positions at the time of generating this ballot include:

- Jacques Behar
- Jean Brill

Additional candidates may be added up to the Annual Members Meeting.

HOW TO VOTE:
Please vote for 0, 1, or 2 candidates by writing in their name below (from the above nominees, or write-in another candidates of your choice not listed above):

Candidate Name: _____

Candidate Name: _____

I am the Owner, Agent, or Proxy for the above lot:

Signature: _____ Date: _____

(If you are a Proxy, sign above, and print your name here and attach proxy form: _____)

Any Nominations from the Floor?

Tonight's Trustee Nominations

Jacques Behar
1168 Maple Dr.

Jean Brill
9584 Kelley Dr.

Donna Cangelosi
9202 Kelley Dr.

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



2026 Profit & Loss

- Oct 2025 through Aug 2026

	Actual	Forecast	Over budget by
Income			
4000 Membership Dues	91,800.00	91,200.00	600.00
Sanctuary Dues	225.00	900.00	-675.00
Total for Income	**92,025.00**	**92,100.00**	**-75.00**
Cost of Goods Sold			
Gross Profit	**92,025.00**	**92,100.00**	**-75.00**
Expenses			
6185 Liability Insurance	8,597.00	8,000.00	597.00
6220 Dues and Subscriptions	770.74		770.74
6230 Licenses and Permits	18.00		18.00
6245 Office Supplies	99.91	850.00	-750.09
6250 Postage and PO Box Rental	577.72	50.00	527.72
6260 Meeting Room Rentals	108.00	160.38	-52.38
6270 Professional Fees	4,440.95	600.00	3,840.95
6280 Attorney Fees	11,958.33	6,875.00	5,083.33
6300 Repairs and Maintenance	87.70		87.70
6610 Road Costs - Misc.	650.00	30,934.00	-30,284.00
6620 Road Repairs & Maintenance	60,000.00		60,000.00
6630 Snow Removal	4,195.00	25,000.00	-20,805.00
6640 Waste Removal & Equip. Rental	1,695.00	1,250.00	445.00
6650 Common Land Maintenance		37,125.00	-37,125.00
6830 Taxes - Federal	1,198.00	1,500.00	-302.00
6840 Taxes - State	180.00	220.00	-40.00
Total for Expenses	**94,576.35**	**112,564.38**	**-17,988.03**
Net Operating Income	**-2,551.35**	**-20,464.38**	**17,913.03**
Other Income			
7015 Finance Charges	3,634.08		3,634.08
706 Dividends earned Golden West	4,227.76	3,208.37	1,019.39
OVERWEIGHT ROAD USAGE	35,623.12	22,000.00	13,623.12
Total for Other Income	**43,484.96**	**25,208.37**	**18,276.59**
Other Expenses			
Net Other Income	**43,484.96**	**25,208.37**	**18,276.59**
Net Income	**40,933.61**	**4,743.99**	**36,189.62**

2026 Balance Sheet

- As of August 31st, 2026

Assets		
Current Assets		
Bank Accounts		
1001 Golden West Checking	51,074.68	51,929.30
1006 Golden West Reserve Fund	25,057.12	30,934.00
Total for 1001 Golden West Checking	**$76,131.80**	**$82,863.30**
1011 Golden West Saving	369.51	364.02
1012 39 Gold Account	38.77	4.93
1015 Golden West Money Market	147,826.23	143,956.07
Total for Bank Accounts	**$224,366.31**	**$227,188.32**
Accounts Receivable		
1200 Accounts Receivable	23,431.44	15,316.73
1275 Gas Line Assessment	$0.00	$0.00
Total for Accounts Receivable	**$23,431.44**	**$15,316.73**
Other Current Assets		
1499 Undeposited Funds	0.00	$0.00
Total for Other Current Assets	**$0.00**	**$0.00**
Total for Current Assets	**$247,797.75**	**$242,505.05**
Total for Assets	**$247,797.75**	**$242,505.05**
Liabilities and Equity		
Liabilities		
Current Liabilities		
Accounts Payable		
2000 Accounts Payable	$0.00	$0.00
Total for Accounts Payable	**$0.00**	**$0.00**
Other Current Liabilities		
2260 - Construction Escrow	$0.00	$0.00
Karlsven construction escrow (deleted)	$0.00	5,362.50
Total for 2260 - Construction Escrow	**$0.00**	**$5,362.50**
Total for Other Current Liabilities	**$0.00**	**$5,362.50**
Total for Current Liabilities	**$0.00**	**$5,362.50**
Total for Liabilities	**$0.00**	**$5,362.50**
Equity		
3500 Retained Earnings	206,864.14	195,172.82
Net Income	40,933.61	41,969.73
Total for Equity	**$247,797.75**	**$237,142.55**
Total for Liabilities and Equity	**$247,797.75**	**$242,505.05**

2027 Financial Forecast

	FYE 2026	FYE 2027
Income		
4000 Membership Dues	91,800	91,200
Sanctuary Dues	200	800
Total for Income	92,000	92,000
Expenses		
6185 Liability Insurance	8,597	9,027
6235 Miscellaneous	80	85
6220 Dues and Subscriptions	1,000	1,565
6230 Licenses and Permits	18	20
6245 Office Supplies	125	145
6250 Postage and PO Box Rental	578	681
6260 Meeting Room Rentals	157	225
6270 Professional Fees	4,441	1,500
6280 Attorney Fees	11,958	5,000
6300 Repairs and Maintenance	88	100
6610 Road Costs - Misc.	650	650
6620 Road Repairs & Maintenance	60,000	50,000
6630 Snow Removal	4,195	25,000
6640 Waste Removal & Equip. Rental	1,695	1,750
6830 Taxes - Federal	1,198	1,400
6840 Taxes - State	180	200
6650 Common Land Maintenance	150	2,500
Total for Expenses	95,109	99,848
Net Operating Income	(3,109)	(7,848)
Other Income		
7015 Finance Charges	4,534	3,200
706 Dividends earned Golden West	4,603	4,200
OVERWEIGHT ROAD USAGE	35,623	14,500
Total for Other Income	44,760	21,900
Net Income	41,651	14,052

Managing our Roads

Our largest ongoing financial responsibility is to our roads. To that end:

1. Over the past 10 years we have invested >$400,000 in our roads
2. Recent crack-fill and seal for Maple, Pineview, etc - $60,000
3. Completed an engineering study to evaluate road longevity and required road repairs and maintenance.
4. Completing a financial Reserve Study, to forecast and budget for road maintenance and repairs for the next 30 years.
5. Preparing for major road investments in the next few years.



04
New Governing Documents

- Improving our Governing docs
- Town Hall meeting
- Member vote



Improving Our Governing Docs

Our governing documents fall short in a few areas including:

- Inconsistencies that cost us financially and create risk,
- Predating technology, such as email and Zoom, which impacts how we operate,
- Contradictions with new Utah legislation.

We need everyone's help to close these gaps.

Let's review and discuss the proposed changes at a Town Hall meeting with the HOA attorney doing the rewrite.

Then we'll schedule a Special Members Meeting to hold a vote!

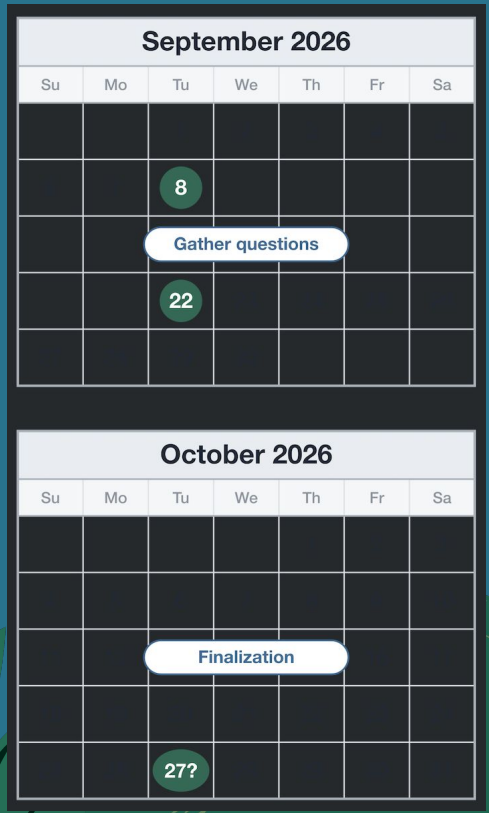
This change requires a high bar of member participation.

What is Changing?

- Only what's needed!
  - Not introducing more than the lawyers have guided
  - Restructuring to align with the hierarchy
  - Fixing specific issues
- What this looks like
  - Moving paragraphs to the right locations - aligned to the document hierarchy
  - Revisions to quorum and voting language
  - New legal language that the lawyer strongly recommends
- What this does not look like
  - No new fees - same everything
  - No new powers - board is still here in service to the community

Process and Timeline for Adoption

- Share the updated documents
  - Currently finalizing with legal
  - Communications around the changes
  - Starts tonight!
- Town Hall discussion w/ the rewrite lawyer
  - Please join us on September 22, 7pm
  - Send questions in advance
  - ghhoa.email@gmail.com
- Then a Member Meeting vote to amend
  - Late October, depending on feedback



Town Hall - September 22nd, at 7pm



Burt Willie, Attny

The lawyer is coming to Green Hills to answer your questions!

September 22, 7pm
Huntsville, Library

Thanks!

Do you have any questions?

ghhoa.email@gmail.com

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Election Results – Captured at the Meeting

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

Of the 73 valid ballots cast, the nominees received the following votes:

Jean Brill - 71
Donna Cangelosi - 60
Jacques Behar - 2

As a results of this election, Jean Brill and Donna Cangelosi have been elected to the board, for 3-year terms from September 2026 through September 2029.