

Green Hills HOA

Board Meeting

Date: 03/14/2023 at 7PM

Location: Huntsville Library and Zoom

Attendance

- Board and Officers attending:
 - Troy Banks, Jay Polo, Jaimi Liddell, Sara Vigh, Sam Clark
- HOA Members attending:
 - Jacques Behar
 - Bill Carnahan
 - Bill Liddell
 - Roger Stitt
 - Jodi Frehner
 - David Crim
 - Tim Charlwood
 - Lori Wentland
 - Becky Anderson

Meeting called to order 7:02pm

Agenda

- **Minutes**
 - Approved unanimously
 - Jay to file on drive
- **Old Business**
 - Review Financials
 - Sam shared and reviewed the latest P&L and balance sheet statements
 - Snow removal is over budget due to record snowfalls
 - Snow Removal
 - The potential for water runoff damage was discussed. Sandbags are available. Steve to get quotes for rip rap gravel to help prevent water from flowing over the road.
 - We will also be sure to monitor the pond levels and proper operation.
 - Insurance renewal
 - We are fully renewed with the same carrier and agent as last year
 - Hunting rider is an open item. Sara motioned, Jay seconded. Motion passed with Troy, Sara, Jay, and Steve in favor with Jaimi abstaining.
 - Gate update
 - No updates. Not able to connect with Mike Wixon. Trying further to connect with him.
 - Digitizing our paper records

- Sam is ready to scan everything. Waiting to see if our retention policy is acceptable.
- Legal support from Smith Knowles
 - We had only agreed to the previous 1 hour meeting.
 - Sara and Jaimi motion to continue with Burt Willie on retainer. Unanimous vote in favor.
- Reserve study update
 - Holdup is finding someone that would go to court with us.
 - Steve's research into management firms found that they do not perform reserve studies, but they can locate a 3rd party to do so.
- Fiber optics - member survey update
 - If we do not provide a map, then we are liable
 - If we do provide a map then the contractor is liable
 - Mapping of infrastructure is important
 - Electric and natural gas utilities will provide their mapping
 - Water and Sewer is looking into investing in accurate mapping
- HOA management firms update
 - Steve shared the proposals from two management companies
 - The board will gather any specific questions to gather additional details
- Discuss HOA Survey for revising CC&R's
 - Current proposal is \$5k or \$7k
 - Zane suggested he would charge between \$10k and \$20k.
 - Survey Topics
 - Share what we are doing and why
 - Need to conduct a survey related to a CC&R rewrite
 - Board supported this communications effort
 - Message:
 - We need to take action
 - There are things that do not align
 - These have cost us
 - We need X amount of votes, else this is a waste of time and money
 - Spending thousands on a rewrite would be a waste if people will not support this
 - What are some items that you would like to see included in the new documents?
 - We need to gain community support for change
 - Questions
 - Are you in favor of redoing them?
 - How do you feel about starting clean slate?
 - What about adding things such as hunting etc?
 - The previous survey was the right level of info and granularity of questions.
- Executive meeting needed

- Need to discuss the ongoing lawsuit
- Scheduled for March 19th, at 7pm
- Next meeting
 - April 11th or 18th at 7pm

Meeting close

- The meeting was adjourned at 8:35pm