

Green Hills HOA

Board Meeting

Date: 04/18/2023 at 7PM

Location: Huntsville Library and Zoom

Attendance

- Board and Officers attending:
 - Jay Polo, Jaimi Liddell, Sara Vigh, Sam Clark, Steve Streifer
- HOA Members attending:
 - Jean Teriva
 - Jacques Behar
 - Lori Wentland
 - Mark Ditteaux
 - Tami Johnson
 - Scott Nielsen

Meeting called to order 7:00pm

Agenda

- **Old Business**
 - Minutes were approved unanimously. Jay to file on Google Drive.
 - Review Financials
 - Sam reviewed the balance sheet and P&L statements.
 - Snowmelt, drainage issues and recovery efforts
 - Many people jumped into action to help control the situation. Many thanks to everyone's effort and support.
 - Many immediate actions and urgent remediation was needed in various locations throughout the neighborhood.
 - The pond currently looks to be in good condition.
 - HOA communications regarding the should be improved.
 - Sam talked with the water board about an issue where the manways are forcing water toward the road. They will talk about it in their next meeting and will provide an update to us.
 - HOA management firms
 - Have three quotes - one from CSM, two from local Welch Randall
 - One is financial management only, while two are full service
 - Steve suggested we leverage CSM for the lower cost while Sam felt that the financials only option did not mitigate enough of the management issues we face.
 - Financially we are in a position to absorb these for a year or so, but inevitably would need a dues increase.
 - We discussed the need to have someone continually keeping us apprised of new regulatory requirements..

- Some primary value propositions that we might evaluate against include:
 - Financials management
 - Statements, reporting, bill pay & member contact management
 - Staying current on legal requirements
 - Managing homeowner interaction
 - Leading the way regarding projects
 - Jaimi raised a concern over bill payments, and the HOA needing to maintain control, as well as limiting the amount of money accessible by a management firms.
- Survey for revising CC&R's
 - Good start was generated.
 - We need to refine the survey as well as be sure that the financial amount mentioned is accurate
 - Sam suggested that the first question should ask people to make a binary commitment that they will participate. Have it worded in a way that we can come back to them.
 - We can ask people to include their name for feedback and future contact info.
- Reserve study
 - While we want a company that would go to court with us, we are not finding firms that would do so since it is a long term budget tool, but many things that cannot be predicted.
 - Jaimi suggested that if that is a requirement then someone else should make another run at this.
 - Sam reminded us that a viable reserve study does still already exist. We would simply need to formally adopt it.
 - We might benefit from talking with the HOA attorney about the best approach and direction of expected government clarifications.
- Gate update
 - Mike Wixon is working with a professional to redraft the plot with the new gate position.
 - We would want a written commitment from the county as well as the adjacent property owners.
- **New Business**
 - Managing snow removal and runoff
 - It was discussed that we capture the learnings from managing snow removal and incorporate them into future planning and to be more precise in how the snow should be cleared.
 - Jaimi suggested that maybe the HOA needs a winter preparedness plan
 - Snow collection locations
 - Water drainage issues
 - What we are responsible for and not
 - Next meeting

- Agreed to be on Tuesday May 9th at 7pm

Meeting close

- This meeting was adjourned at 8:30pm