

Green Hills HOA

Board Meeting

Date: 05/9/2023 at 7:08PM

Location: Huntsville Library and Zoom

Attendance

- Board and Officers attending:
 - Troy Banks, Jay Polo, Jaimi Liddell, Sara Vigh, Sam Clark
- HOA Members attending:
 - Gene Tereba
 - David C
 - Kent and Linda Baucher
 - Roger and Leslie Stitt
 - Becky Anderson
 - Jacques Behar
 - Lori Wentland
 - Tami Johnson
 - Blain Nimer

Meeting called to order 7:00pm

Agenda

- **Old Business**
 - Minutes were approved, with Jay, Jaimi, Sara in favor and Troy abstained. Jay to file on Google Drive.
 - Review Financials
 - Sam reviewed the balance sheet and P&L statements.
 - Troy made the point that usage of reserve study funds can only be used towards reserve study planned items, unless otherwise voted for by the membership.
 - Snowmelt, drainage issues and recovery efforts
 - One driveway at the top of Kelly will need repair, as someone had plugged the culvert with sandbags and caused damage. Someone else further downline also covered up the ditch. Original drainage drawings include the drainage ditches.
 - There is a general issue where driveways were put in without including a culvert. There are HOA easements in place. We need to work with these situations to correct the issue.
 - Drainage along much of Pineview is an issue above Kelly. Where it worked there were culverts. North of Maple, the ditches are overrun and the culverts are inoperable.

- Water District contacted Sam with concern over some damage caused by the HOA to the water district equipment where meters were covered by dirt when we cleared ditches.
 - Water board would like to be a part of establishing a best practices operating manual, as they were impacted by snow as well.
 - Board will walk the neighborhood to review damages on the 21st at 3pm. Mtg at Sam's house.
 - Troy will get a quote for the work needed in these areas.
 - The board agreed that we should continue to reimburse for work done to control the flooding and that we should not charge overweight fees in those situations that are for the benefit of the community.
- HOA management firms
 - The board discussed the potential value of a management firm. There is no near-term need or desire to hire someone to manage our finances. If and when Sam is not able to continue to be Treasurer, then we will consider alternatives then.
 - Having a management firm providing a buffer for communications with members had been a driver in the past. Troy is okay with continuing to Serve in that capacity as President.
 - Jay continues to be fine with managing email communications as Secretary.
 - If we do not go with a management firm, we agreed we should consider a website. Sam referenced a website company out of Colorado, which provided electronic voting, documents management, community sharing, etc.
- Survey for revising CC&R's
 - We reviewed the draft survey and revised as a team. The first question needs to be binary, yes/no are you in favor of this process.
 - Jay and Becky will continue to refine the questions.
 - Follow up questions will then ask how important each of the 3 main items are on a scale of 1 to 10 or options of High/Medium/Low.
 - The intent is not to open the door to other changes.
- Gate update
 - Troy drafted a revised map of the new gate location.
 - Sara would like to go back to the planning commission person (Steve) and get them to validate what is possible, using Troy's map as a worst case scenario.
 - Sam will get an updated quote for the gate
- Reserve study
 - Troy will have the HOA lawyer review the existing reserve study we contracted, but had not adopted, to assure it aligns with the latest Utah laws.
- Behar settlement

- We settled this case out of court. Part of this settlement included paying \$21,000 for legal fees within 45 days.
 - The court created an interpretation of how a board member is removed which is untenable and must be corrected.
 - We intend to appeal. Zane and the insurance attorney both feel that we have a good case.
- **New Business**
 - Funding dumpsters
 - Ground is still too soft.
 - We will decide during our June board meeting and decide on a date depending on ground conditions.
 - Funding for Trout restocking
 - Leslie has support to restock as soon as they can get fish they can move ahead.
 - In the past they were roughly \$5/fish, and they usually get Sterile tigers, as they survive best. Last year we stocked 70. Plus additional costs such as an oxygenator and transportation.
 - The board voted unanimously to reimburse Leslie up to \$500 towards this.
 - Steve Streifer's resignation
 - Steve has resigned as he is moving to Florida. We are grateful for his service.
 - Our next HOA board election is in September and will have two seats open
 - Sara's term is up
 - Steve's would have been up then
 - Jay to draft an email to the community welcoming any interest in running for a board position.
 - Share that they will be held during the year end elections
 - Publically thank Steve for his service
 - 3 year commitments
 - Nimer's are exploring a monthly gathering at their property where they may sell goods from their home
 - Our governing documents do not address this, so it defaults to any relevant county regulations.
 - Next meeting
 - Agreed to be on Tuesday June 13th at 7pm

Meeting close

- This meeting was adjourned at 8:48pm