

# Green Hills HOA

## Board Meeting

Date: 06/13/2023 at 7:00PM

Location: Huntsville Library and Zoom

## Attendance

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

## Meeting called to order 7:03pm

## 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.
      - Jaimi inquired about the possibility of putting a portion of our financial balances into a money market to obtain a better return. Sam will inquire about this next time he goes to the bank.
    - Reimbursements
      - Processed reimbursement for the trout stocking and pond registration application fee.
      - Sara raised the idea of adding a type of fish to the pond that consume mosquito larva. Leslie will research the viability.
      - => Leslie will also contact Weber county on sprays they use for mosquito control when residents request the service.
  - Snowmelt, drainage issues and recovery efforts
    - Board members walked the street to assess the culverts.
      - The intersection of Kelly and Maple would benefit from extending the corner and including more dirt fill to make it a bigger radius.

- Gene Tereba's water meter box was covered with dirt during flooding remediation work. Gene talked with Jerry Miller and they believe they have a good solution which they would like to discuss with the HOA board. => Troy, Sara, and Jaimi will meet with Gene this Saturday at 9am.
  - The board will continue working to find contractors to support the cleanup and remediation, but Identifying contractors has been slow.
    - Brady Stoker's construction firm does work for the water board frequently.
    - Post Construction can help us with the asphalt repairs
    - => Troy wil contact Post Construction and Brady Stoker. Sara will contact Dennis McFarland for ditch cleanout and uncovering Gene's water meter box.
- Governing documents rewrite
  - Jay reviewed the HOA community survey gauging support for addressing the issues in our governing documents.
    - There was broad support for fixing the issues that were described.
    - One comment was made purporting that a recent HOA vote included improperly cast ballots. The board disagrees with the statement.
    - A few concerns were raised about not using this change as a means to raise dues or expand the power of the board. Troy noted that the judge's recent ruling in the Behar case unintentionally expanded board powers. The board wants to eliminate that issue.
    - A concern was raised about assuring the board enforce HOA rules, including architecture review and short term rentals. The board noted that the specific house of concern is built to HOA and county standards. And that short term rentals violate county zoning and issues need to be raised to the county.
    - We had 67 respondents in total. The votes overall are very supportive of moving forward. But, the total responses did not represent a quorum so we will need further outreach and member involvement.
  - The board voted unanimously to spend up to \$10k to have Smith Knowels create new governing documents.
  - => Troy will engage with Smith Knowels to confirm the two options proposed, validate that Burt will lead the effort, and to move ahead.
- Reserve Study
  - Sent our existing but unadopted reserve study to Smith Knowles for review. Burt Willie will give us his opinion on this when he returns from vacation.
- Gate update

- Sara met with Steve at the county. Steve asked that we place the gate more precisely on the drawing and resubmit the package with no other changes. It will be reviewed to assure the bus can turn around. But otherwise he did not have any issues with it.
    - Mike spoke with an architectural engineer, who recommended that we reconsider the width of the island to create more space for traffic to pass.
    - => Troy and Mike will review the size and placement of the island this Saturday, tentatively at 8:30am, though this needs to be confirmed.
- **New Business**
  - Website
    - Sam shared the corporate website for the HOA website management company that he has seen. The quality of their corporate site was not good.
    - => Jay to review few potential companies that provide an HOA website as a service
  - Dumpsters
    - Ground is hard enough
    - Board voted unanimously to move forward with spending up to \$2000 on locating two dumpsters in the community for 1-2 weeks.
    - => Troy will call to arrange for these to be delivered.
  - Notice for upcoming election
    - Steve has moved which has created a vacancy
    - Sara's term is over and will not be running again
      - She will be willing to stay on the architectural committee.
    - => Jay to communicate upcoming election openings to the community.
      - Two positions on the board opening up.
      - Any interest please let us know and we will put them on the ballot
  - Roadside noxious weed control
    - The board does want to have the weeds sprayed as we do annually.
    - => Sara will work with Dennis McFarland to coordinate weed control spraying
    - => Jay will include notification of the weed control spraying at the same time as communicating the timing for the dumpsters.
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  - Next meeting
    - Next meeting will be July 11th, at 7pm in the Huntsville Library.

### **Meeting close**

- This meeting was adjourned at 8:45pm
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