

Green Hills HOA July Meeting

Board Meeting

Date: 07/11/2023 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
 - Carol and Rick Rojhan
 - Kent and Linda Baucher
 - Roger and Leslie Stitt
 - Becky Anderson
 - Jacques Behar
 - Lori Wentland
 - Tami Johnson
 - Ejnar Dyer
 - Diana Dyer

Meeting called to order 7:01pm

Agenda

- **Old Business**
 - Minutes for the June meeting were reviewed and approved.
 - Review Financials
 - Sam will check with bank on options to put a significant portion of our assets in an interest bearing account, such as a money Market
 - Reserve study
 - The Felix reserve study has 3 years of timely applicability, but had not been adopted. The board voted unanimously to adopt the Felix reserve study effective immediately.
 - Snowmelt recovery actions
 - The board has requested quotes for various culvert and road repairs though many contractors have ghosted us.
 - Garret Grove Offered to do some work including:
 - Repair the top of Kelly - \$2500
 - Widen and build-up near the bottom of Kelly and Maple, \$3800 all inclusive.
 - Repair the bottom of Maple and Pineview for \$3500.

- Repairs along side of roads to fix roadbase with up to 4" added for 3' wide for \$7.50/linear foot with a 200' minimum. Budget should be 1000' which would cost \$7500.
 - There are several places where property owners land is sloughing off into the ditch. That pushes the ditch closer to the road.
 - Pot holes would be separate. Roughly another \$20k. David C will to see if EK Bailey would be willing to give a bid.
 - Jay to draft an email to Sanctuary regarding the grate that the Sanctuary . This grate is a concern of ours, and we request it to be remedied. Tami to share supporting pictures.
- Update on governing documents
 - We have signed a contract with Smith Knowles to begin the rewrite process. The work includes the rewrite plus live legal presentation to the HOA members to explain the documents and answer questions.
 - The spirit of the changes remains to simplify and modernize, not introduce new rules.
 - We have a kickoff meeting with Smith Knowles scheduled later this week.
- Gate update
 - Some of the board met with Mike Saturday after the June monthly meeting. He was supportive of the new location for the gate. Mike was offering to help draw up any additional changes in support of the county.
 - Current drawing is good for the county purposes. When the location was moved, it now interferes with his wall. That will require some additional landscaping.
 - After minor adjustments to the drawing Troy will talk with the Cardin family (who own Kelly Creek Farms) to confirm their continued support in writing.
- HOA website providers
 - Jay shared some initial findings when searching for HOA specific website providers. He will continue to explore available options and report.
- Mosquito
 - Leslie's email reporting on the mosquito situation was reviewed. There are very few mosquitos in our pond. Fish specifically meant to control mosquito larva are not needed and potentially inappropriate. Adulticides would not likely be effective as the winds will move mosquitos. Insecticides would be effective locally if deemed necessary.
 - No further actions will be taken at this time.
- Fiber Optics updates
 - There has been a temporary hold on new trenches being installed for fiber optics in the valley. It is uncertain when they will resume.
 - Water and sewer continues to work towards completing their as-built mapping of the infrastructure with an engineering firm that is under contract. They have a deadline by the State to have a lot of things done by June 2024.
- Elections

- Jay drafted a communication regarding the upcoming elections and open board positions. It needs to be corrected to indicate the positions are both 3 year terms. Jay to update and send the email to the community.
- **New Business**
 - Air chair world record
 - Troy shared that on Aug 1st, between 10:30 and 1:00 on Middle Inlet, Ejner Dyer will attempt to break the Guinness Record for the oldest man to air chair. Entry to middle inlet will be free and there will be food trucks at the event. Ejner will be 94 and 274 days old!
 - Jay and Troy to send a survey to invite the neighborhood to the event, gauge attendance, and estimate the number of people wanting tee shirts.
 - This event will be in lieu of a community Summer BBQ.
 - Next meeting
 - Next meeting will be Aug 8th, at 7pm in the Huntsville Library. Sam to check library availability.

Meeting close

- This meeting was adjourned at 8:30pm