

# Green Hills HOA

## August Meeting

### Board Meeting

Date: 08/08/2023 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
  - Leslie Stitt
  - Jacques Behar
  - Lori Wentland

**Meeting called to order 7:04pm**

### Agenda

- **Old Business**
  - Minutes for the July meeting were reviewed and approved.
  - Review Financials
    - Sam reviewed year to date financials
    - The board voted to open an interest bearing account at Golden West, and to initially fund this account with a beginning balance of at least \$100,000 sourced primarily from checking plus all funds from the existing savings account (approximately \$10,000).
  - Culvert Repairs and drainage
    - Brian Crim did not find anyone else to do the work. The board agreed to use the funds approved in the July meeting to fund the quote from Garret Row for culvert repairs. Work will be completed before next winter.
    - The Christophersons raised an email concern about drainage affecting their lower barn. Jay responded to that email, pointing out that drainage easements exist on their property. The board felt the barn appeared to be located within the existing drainage easement. Work done by the HOA has only been to re-establishing the flow through the existing easements.
    - The Sanctuary had previously installed grates ahead of the culverts below the Sanctuary gates but on HOA property. During heavy water flow these grates are getting clogged by rocks. We've raised this concern with the Sanctuary previously. Jay will update his draft letter to Tim Charlewood to specify the location of the culvert and refer to the photos of the damages and send.
  - Potholes and road repair
    - Post has quoted \$15,651 for the potholes. Further attempts to gather another quote for these repairs were unsuccessful.

- The board voted unanimously to allocate up to \$20,000 for pothole repairs by Post.
  - Update on governing documents
    - Met with Burt from Smith Knowels and shared all documents. He is in contact with Zane.
    - The board voted unanimously to keep Burt from Smith Knowles on retainer for continued HOA legal support.
    - Sam will pay two invoices for time spent by Smith Knowles.
  - Gate update
    - We need to revisit the approach and quotes for the gate. Jay will regroup and organize this effort going forward, with support from Sam and Jaimi.
    - New quotes will be required. And the roadway space near Mike Wixon's house will also need to be reviewed and addressed to assure there is appropriate width for safe and smooth uphill travel through the gate.
    - The objective remains to protect the HOA property including our trails, pond, and roads.
- **New Business**
  - Sanctuary Lot 2, the only house in the Sanctuary, was sold to the 38 Heights Real Estate Group
    - We need to inform the new owner of the HOA fees, rules, and agreements that run with the land, such as the Nass Agreement.
    - Jay will draft an email to be sent to the mailing address on record.
  - Elections and Annual Meeting
    - We will leverage last year's annual meeting slides as a template. New content will include governing documents.
    - Elections will be during the Annual Meeting on September 12th.
    - The "Record Date" for determining member eligibility to vote will be based on the currency of each member's HOA financial accounts as of September 2nd, 2023.
    - Jay will draft a letter to the community, announcing the election, providing profiles, and providing proxy instructions. Sam will print and mail the materials to the membership.
    - Jay will draft an email inviting more people to run for an office.
    - Jacques Bahar has been nominated for the board and will be added to the ballot in advance.
  - Next meetings
    - Next regular board meeting will be on Monday September 11th at 7pm at the Huntsville Library.
    - The Annual Meeting will be on Tuesday September 12th at 7pm in the Huntsville Library Auditorium.
    - Sam to seek library availability.

### **Meeting close**

- This meeting was adjourned at 8:42pm