

# Green Hills HOA

## September Meeting

### Board Meeting

Date: 09/11/2023 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:
  - Jacquett Behar
  - Brian See
  - Leslie Stitt
  - Rick Rojahn
  - Tami Johnson
  - Rebecca Anderson
  - Lori Wentland
  - Faith Bachman
  - Brian Critchley
  - Blaine Nimer

Meeting called to order 7:01pm

### Agenda

- **Old Business**
  - Minutes for the August meeting were reviewed and approved.
  - Review Financials
    - Sam reviewed year to date financials.
    - We will continue to invoice the Sanctuary the full amount of dues.
    - The board voted to approve reimbursement of the invoice for office supply costs incurred year to date, totalling \$512.45.
    - We reviewed and refined the 2024 annual forecast.
  - Potholes and road repair
    - Jay will send a notice that pothole repairs will begin on Wednesday at 6:30am throughout the neighborhood.
    - Post does not provide sealing of cracks. If we want this we need to address it separately. We need a provider and quote for this.
    - Garret Rhodes is planning for the repairs to the side of the roads.
  - Signage
    - There are several street signage issues around the neighborhood.
      - No speed limit signs going up Maple, though you do see them when going down.
      - Missing sign at the top of Maple near the Sanctuary entrance which had the weight limit and speed limit.
      - Speed limit sign on Kelly near the Miller's which is damaged.

- New signs are roughly \$45 each plus labor. The board voted to add up to an additional \$1000 to the scope of Garret Grove's current contract to include repairing and replacing signage.
    - Sam will also check on the cost to paint speed limits on the asphalt roads.
  - Update on governing documents
    - Burt Willie of Smith Knowles has completed a first draft of revised governing documents.
    - Burt will attend the Annual Meeting to make an introduction.
    - Once we are close on the rewrite, we will then have a community facing town hall style meeting to answer questions and gain community support and participation in the revisions as we get close to a vote.
  - Elections at the Annual Meeting
    - Election protocol for tomorrow will be
      - As people walk in, they will sign in, we'll verify identity and any proxies they are using, and we will hand out ballots for each vote.
      - We will staple paper proxies to their associated ballots.
      - Brian See will facilitate the election process itself.
      - Ballots will be counted by 3 people and double checked using tally sheets while Sam presents the HOA financials.
    - Jacques suggested that Judge Bean had commented on who could vote for a lot. Some members own multiple lots. Quorum is based on members, not lots.
    - Jay will send Annual Meeting slides to Brian See in advance of the meeting, to aid him in managing the election process.
    - Jay to send the final version to the Board in case he experiences any technical difficulties presenting the slides.
- **New Business**
  - Troy raised a concern over wildfires and shared the idea of having the fire department review the neighborhood for any wildfire concerns and suggestions. Sam raised that any fire prevention landscape work on common lands would also need to be approved by DWR.
    - Sam will explore the fire concerns with the fire department and arrange a review if possible.
  - Leslie Stitt raised for Gene Tereba that there is a culvert near his home with a large rock right still blocking the entrance to it. This culvert is already scheduled for repair this fall.
  - Next meeting
    - Next regular board meeting will be on Tuesday October 10th at 7pm at the Huntsville Library. Sam has booked the library.
    - October meeting agenda to include electing HOA officers.

### **Meeting close**

- This meeting was adjourned at 8:40pm