

Green Hills HOA October Meeting

Board Meeting

Date: 10/10/2023 at 7:04PM

Location: Huntsville Library and Zoom

Attendance

- Board and Officers attending:
 - Troy Banks, Jay Polo, Jaimi Liddell, Leda George, Jenny Wheeler
- HOA Members attending:
 - Jacquet Behar
 - Caroline Reichert
 - Paul Reichert
 - Sara Vigh
 - Tami Johnson
 - Michael Wixon
 - Williams
 - Rebecca Anderson
 - Matthias Frank
 - Bill Carnahan
 - Leslie Stitt
 - Lori Wentland
 - Kent and Linda Baucher
 - Easley
 - Faith Bachman
 - Tim George

Meeting called to order 7:xx pm

Agenda

- **Old Business**
 - Electing officers for 2023-24 year
 - Tabling the Treasurer vote until Sam is back
 - Jay was re-elected as Secretary (Unanimous)
 - Troy was re-elected as President (Unanimous)
 - Jaimi was re-elected as Vice President (Leda abstained)
 - Minutes from the September meeting were approved. (Leda and Jenny abstained as they were not members of the board at the last meeting.)
 - Financials review
 - Jay walked through year end P&L and Balance Sheet as well as Balance Sheet rolling into this new fiscal year.
 - The Grass plus proposed pricing for the 2023-24 season was reviewed. The potential for quotes from other providers was discussed, though it has been difficult to get reliable snow removal services and Grass Plus has not raised rates meaningfully. The board voted to approve the Grass

Plus proposal contingent on them adding the Water District language to the proposal.

- Jay to work with Sam to get the quote language updated.
- Road repairs and signage
 - Garret Grove, who lives down below Green Hills shared that he would not be able to complete the ditch and culvert repair work until Spring. Troy is meeting an alternate contractor tomorrow who may be able to do the work this Fall.
 - Post Asphalt repaired the pot holes, but does not do crack sealing. Sara got a bid from Wasatch for \$3100 to crack seal all roads. This would put the road repairs slightly over the previously agreed budget. The board voted to increase our \$20,000 budget amount to \$25,000 and to get a proper estimate from Wasatch for crack sealing.
 - The prior vote for Asphalt repair (conducted in the July meeting) was not clearly documented, so the board voted a second time (unanimously) to re-approve the original funding of up to \$20,000 to be spent on the repairs to the culverts, ditches, and signage. Garret was doing this crack sealing work and it will now go to the Wasatch.
- Wildfire management review
 - Fire department surveyed the area and provided recommendations. Their primary recommendation was to have homeowners focus on prevention around their homes, eliminating combustibles such as grasses growing near homes and keeping trees 30 ft away from the house.
 - They guided that we should not spend time worrying about the common lands as they can address that. Air fire services are stationed nearby and could be here in roughly 5 minutes.
 - Jaimi will gather key information to be shared with the community.
 - The board discussed the use of fireworks and was supportive of banning fireworks. Jay shared the existing resolution prohibiting their use from May through September. This and other points need to be considered as to how they might carry forward to the new CC&R's.
- Bylaws rewrite
 - Jay to gather any existing resolutions to be discussed when considering the bylaw rewrite.
 - Troy will schedule a next meeting with Smith Knowles for early the week of Thanksgiving.
- Responding to Tim Charlwood
 - We discussed the need to respond to Tim's email, even if in a very similar manner as in the past, simply to make clear that the board does not agree with his assertions and that we are willing to have working discussions with lawyers present to capture any agreements.
 - The recent sale of the Sanctuary properties was discussed and the new ownership and whether Tim Charlwood is still involved is not completely clear.

- Jay will send a separate email to Tim asking for clarification whether he still owns the Sanctuary and if he intends to pay due separately now that Kantrall owns one property.
 - Gate updates
 - Jay gave an update on work done to date and a willingness to include more from the community in working meetings to continue making progress. Mike Wixon has engaged some local architects who may help pull together design updates.
 - It was discussed that the main driver for installation of a gate is to protect our community and know who is accessing it. The gate was not driven as a mechanism to manage overweight road fees, though it may help with enforcement of those.
 - Jay will schedule a Gate Committee meeting.
- **New Business**
 - DNR conservation easement visit
 - DNR will conduct a site visit with a conservation easement technician this fall. The work will span common areas outward from both Kelly Canyon and Maple Canyon.
 - Jay will send an email to the community so homeowners are not alarmed by a DNR representative walking around the common lands, taking photos and writing in a notebook.
 - Hunting season
 - People need permission to hunt on our own common land, so we know who is there. Leslie has sent the guidelines and the map.
 - Jay will send out notice again to the community.
 - Tami commented that with our new neighbor in the Sanctuary, and with their armed security, they may have misunderstanding and concerns if they see people hunting in the common areas. We should communicate with Kantrall about this if possible.
 - Sanctuary
 - People close to Kantrall were asked to abide by the neighborhood speed limits. We should send via email if we can learn his email address..
 - Faith's dog was walking up near the Sanctuary gate and got THC poisoning.
 - Kantrall is not a member of the HOA, though they do pay per lot.
 - We should have a follow up email to Tim (after responding to his email) asking the Sanctuary if they are still the same owner and if they lots are being paid collectively or separately.
 - Winter preparations
 - Leslie will ask the Water District who traditionally marks the hydrants with flags. Could be the fire department putting them up.
 - Documenting our best practices
 - Jay shared a view to a "Runbook" where best practices could be captured and maintained by the board. Jay will send the draft to everyone to access and edit.
 - Next meeting

- Next regular board meeting will be on Tuesday November 14th at 7pm at the Huntsville Library. Troy to book the library.

Meeting close

- This meeting was adjourned at 8:46 pm