

Green Hills HOA November Meeting

Board Meeting

Date: 11/14/2023 at 7:00PM

Location: Huntsville Library and Zoom

Attendance

- Board and Officers attending:
 - Troy Banks, Jay Polo, Leda George, Jenny Wheeler, Sam Clark
- HOA Members attending:
 - Sara Vigh
 - Lori Wentland
 - Ana McMurry
 - David Crim
 - Faith Bachman
 - Blaine Nimer
 - Mike Wixon
 - T Wixon
 - Scott
 - Karen Smith

Meeting called to order 7:00 pm

Agenda

- **Old Business**
 - Minutes from the October meeting were reviewed and approved.
 - Road repairs and signage
 - Troy had the final ditch and culvert repairs done. More linear footage of repairs were required than originally expected, but that increased cost was offset by the reduced cost of RCP.
 - It was noted that an existing 24" culvert was damaged and would need to be replaced soon.
 - Miller's property has an RV pad that impedes flow down to approximately 10" and needs to be corrected by the Millers to recreate the original drainage capacity. Troy will talk with them again to assure they are aware of the risks of damages.
 - Sara got a bid from Wasatch to crack seal Kelly for \$8000 and Pineview for \$2600. The board agreed to hold off on this and strive to chipseal Kelly next year. Sara will let Wasatch know.
 - Gate updates
 - Jay shared that the gate committee had an initial meeting to levelset where we stand and the next steps that we are taking to be able to get proper bids on the gate. We would bring this better information back to the board with our recommendations.

- Troy would like to stay involved in the discussions and in particular to be the point of communications with the Cardon family.
 - GHHOA Treasurer for 2023-24 year
 - Given the ongoing lawsuit with Jacques, we did not feel it was appropriate to have Jacques be Treasurer. Sam has agreed to continue in that role for another year.
 - Troy motioned and Jay seconded to have Sam continue as Treasurer, and the vote was unanimous.
 - Financials review
 - Sam presented and reviewed the P&L and Balance Sheet reports
 - Bonds
 - Bond language needs to recognize that there are two purposes. 1.) is to collect the fee for overweight trucks causing long term damage to the underlying foundation of the road and 2.) to repair any direct visible damages to the road associated with construction.
 - We can accept either cash or a bond that reflects both of the above intents.
 - Troy and Sam will find the summary write up that was done to share the options.
 - Aadland's have requested the return of the balance of their bond. We billed for the excavation trucks. But they are indicating that their contractor did not exceed the weight limit. Sam will go back to review emails and notes from previous discussions. And we will revisit this issue with the Aadlands.
- **New Business**
 - Responding to Tim Charlwood
 - Troy is happy with my wording. Pls add Troy's bullet points. He validated them with Zane.
 - County records show that Tim no longer owns the Sanctuary.
 - The weekly dumpster continues to go up to the Sanctuary, while they do also have regular cans being collected.
 - Sam will draft letters to both Sanctuary owners to understand who will be paying the membership fees going forward.
 - Kantrall's lot is owned out of LA. He would also need to start paying the garbage service fee of \$25 for overweight vehicles associated with the garbage service.
 - Should also remove Tim from our email distribution list and begin mailing meeting announcements to the two new owners.
 - Next meeting
 - Next regular board meeting will be on Tuesday December 12th at 7pm at the Huntsville Library.
 - Troy to book the library.

Meeting close

- This meeting was adjourned at 8:14 pm

