

Green Hills HOA December Meeting

Board Meeting

Date: 12/12/2023 at 7:00PM

Location: Huntsville Library and Zoom

Attendance

- Board and Officers attending:
 - Troy Banks, Jay Polo, Leda George, Jenny Wheeler, Jaimi Liddell, Sam Clark
- HOA Members attending:
 - Lori Wentland
 - Scott
 - Rick Rojahn
 - Sara Vigh

Meeting called to order 7:00 pm

Agenda

- **Old Business**
 - Minutes from the November meeting were reviewed and approved.
 - Financials
 - Sam presented and reviewed the P&L and Balance Sheet reports
 - Bonds
 - Larry Bounds
 - Larry has continued self-reporting overweight loads during construction.
 - He continues to explore a reclamation bond rather than a cash bond deposit.
 - Aadlands
 - Sam reviewed previous email interactions with the Aadlands regarding overweight truck reporting. Discussions were in regards to getting load information from the builder.
 - The only overweight reports to dates were associated with excavation work.
 - Gate Committee
 - There was no November Gate Committee meeting.
 - Jay to schedule a Gate Committee meeting in January.
 - Continued interaction with Tim Charlewood
 - Jay to draft an email reply to Tim agreeing to disagree and confirming we would not be refunding the fees.
- **New Business**
 - Architecture Committee
 - We need a 3rd person to be on this Committee. Currently members are Sara Vigh and Jenny Wheeler. Jaimi Liddell volunteered to be the 3rd.

- Troy asked that the Architecture Committee seek to include someone outside the current board members as well.
 - Snow plow coordinating with Grass Plus
 - Jenny Wheeler has agreed to coordinate specific snow plow needs and issues this season with Grass Plus.
 - Some initial points to discuss with them include:
 - Weekdays we do want them to plow in the morning so people can get to work and on the weekends we are okay with them waiting longer for a storm to pass.
 - Also we need to ask Grass Plus to widen the cleared path of snow, wider than we've seen so far this season, to make sure there is more space to pass as well as long term accumulation can be managed.
 - We prefer dirt/sand over salt, as a reminder, since we need to keep salt away from our wells.
 - Jenny to reach out to Grass Plus with these initial points.
 - HOA Website
 - We'd like to continue considering a GHHOA website to provide a visual point of contact.
 - We want a simple site to share information such as: Minutes and Welcome packets.
 - We're not looking to provide: Online payments nor a bi-directional forum for communications
 - Jay to come back with info for next meeting
 - Dark Sky Lighting
 - Leda shared more information on the Dark Sky program in Weber County and Ogden Valley. We agreed we would like to share this information with the community to encourage awareness.
 - Jay will draft an email to the community both wishing a happy holiday and sharing the info on the Dark Sky program. With the snow on the ground, lighting spreads more extensively and we ask people to be considerate of their neighbors. Be neighborly. If you have concerns, please ask your neighbor and try to find a solution that works for both of you.
 - Next meeting
 - Next regular board meeting will be on Tuesday January 9th, 2024 at 7pm at the Huntsville Library.

Meeting close

- This meeting was adjourned at 7:56 pm