

# Green Hills HOA January Meeting

## Board Meeting

Date: 01/09/2024 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:
  - Ana McMurry
  - Jacques Behar
  - Matthias Frank
  - Pat's Iphone
  - Tami Johnson
  - David Crim
  - Jean Brill
  - Linda Baucher
  - Bill Carnahan
  - Brigette Karlsven
  - Lori Wentland
  - Becky Anderson
  - Sara Vigh
  - Nathan and Alisa Easley
  - Rick Rojahn
  - Tina Yagla
  - Brenda Cooper

**Meeting called to order 7:01 pm**

## Agenda

- **Old Business**
  - Minutes from the December meeting were presented and reviewed. They were approved unanimously.
  - Financials
    - Sam presented and reviewed the YTD P&L and Balance Sheet. Financials were approved unanimously as reported.
    - Construction Bonds
      - Larry Bounds
        - Larry has been very good about self-reporting and paying overweight fees per the rate schedule.
        - Jay will reach out to Larry to request the proper bond be established to be fully in compliance.
      - Randy Aadland

- The board needs to decide how to take action in response to the Aadland's request for the return of the balance on their cash bond. There remains a concern by the board that certain construction vehicles such as concrete trucks by definition exceed the overweight limits.
    - Jay to investigate prior communication plans.
  - Sanctuary interactions
    - As of September, the owner of the Sanctuary is Reef Credit. The previous owners are no longer involved.
    - Reef Credit is running the Sanctuary HOA and as such will be paying the bill for Sanctuary Lot 2 and are communicating regularly. They are also paying the bill for Green Hills lot 99 (top of Maple) which they also own.
    - Tim was late by 1 quarter and had not paid overweight fees for 1 year. Similar for Lot 99.
  - Speeding on Maple. Discuss speed bumps.
    - There is an assumption that it is Sanctuary traffic.
    - Sam will reach out to the Sanctuary HOA to ask them to communicate with their people. It is a serious issue and we are having to consider speed bumps and other actions.
  - Architecture Committee Update
    - Current committee members now include: Sara, Jenny, Jaimi.
    - Jenny will draft an email to the community asking for volunteers. Jay will send it to the community.
  - Gate Committee Update
    - Next Gate Committee meeting is this Thursday. They did not meet in December.
- **New Business**
  - Sanctuary has contracted with Grass Plus to plow from the top of Green Hills up to their gate and they are paying that separately.
  - HOA website and management services
    - Jay shared a range of service providers
    - We should management company for the HOA
      - The water board does pay for a part time
      - They do pay for an office manager and bookkeeper
    - The board voted unanimously for Jay to spend up to \$20/mo to get started with a domain and Wordpress site to provide a place to host minutes, CCRs, Welcome packets, and realtor info and to share meeting notices.
    - We'll need a domain name as well. Troy found ghhoa.net as an example.
  - As we face the eventual expectations that Sam will step aside as Treasurer, we can envision needing to hire a bookkeeper to handle our finances. The Water board is paying for an office manager and bookkeeper. Prior investigations by the HOA were quoted at roughly \$1200/month.
  - Street sign at the intersection of Maple and Pineview is missing.
    - Troy will investigate replacing it. Motion passed unanimously to spend up to \$500 to replace the missing sign.

- Next meeting
  - Next regular board meeting will be on Tuesday February 9th, 2024 at 7pm on Zoom and at the Huntsville Library.

**Meeting close**

- This meeting was adjourned at 7:53 pm