

# Green Hills HOA March Meeting

## Board Meeting

Date: 03/12/2024 at 7:00PM

Location: Huntsville Library and Zoom

## Attendance

- Board and Officers attending:
  - Troy Banks, Jay Polo, Jenny Wheeler, Jaimi Liddell, Leda George
- HOA Members attending:
  - Jacques Behar, Rick Rohjahn, Lori Wentland, Sara Vigh, Easely, Blain Nimer, Ana McMurry, Tami Johnson

Meeting called to order 7:01 pm

## Agenda

- **Old Business**
  - Minutes from the February meeting were approved.
  - Financials
    - P&L and Balance sheet not available this month.
    - Sam will issue a reimbursement check to Jay Polo for \$82.27 of expenditures associated with creating the website.
  - Architecture Committee
    - No new construction reviews to report on.
    - Committee membership now consists of Sara Vigh, Jenny Wheeler, Jaimi Liddell, and Tami Johnson. Any plans should be communications should go to all of them.
  - Gate Committee
    - Committee met on February 20th and discussed the board's guidance to move ahead with quoting the solution.
    - Discussed some design considerations for columns and median which we need to refine and get incorporated into the drawings.
    - Priorities are to refine what the gate committee wants and to get the updates built into the drawings. Working with designers to better reflect design options that could be quoted.
    - Jay to schedule next meeting
  - Speeding
    - Kantrall has quite a few people who are serving him at his house coming and going throughout the day.
    - Jay had investigated options for a live radar reading. Sara will check with the city of Huntsville regarding this as well.
    - Consideration for implementing speed bumps should include community input.
    - Jay will email a survey asking if the community is in favor of speed bumps on Maple and Kelly.

- - Website
    - Jay made some minor updates based upon the initial feedback.
    - Tami provided some seasonal photos
    - Troy would like to add hunting policies and a
  - Signage
    - Sam will share a photo of the overweight vehicle street sign verbiage and so Troy can have it replaced.
    - Road sign at the end of Maple is in the works and will be done at the same time.
- **New Business**
  - Water board easement and treatment plant
    - While designing a new treatment facility, we need to work with the water and sewer district to validate and clarify their easement rights to assure their correctness with current and future usage.
    - Troy proposed engaging Burt Willie to draft up appropriate language for this easement. Jaimi motioned and Jay seconded to move ahead with engaging the lawyers on this. Passed unanimously.
  - Backup generator
    - An anonymous person has donated a very large backup generator for the treatment plant. This generator was previously supporting a large hospital, so there was discussion on whether it could power the whole neighborhood in the event of a power outage.
  - Spring water drainage
    - Troy has checked some of the areas that were troublesome last year, but not found issues. Ask the community to keep an eye on spring runoff water problems damming and issues that may surface.
    - The culvert that goes underneath lower Maple and Pineview is clear. One specifically going under lower Maple is a metal culvert and will eventually need to be replaced.
  - Litigation
    - There will be an orals hearing for the ongoing litigation on April 4th at 10:30.
- **Meeting close**
  - This meeting was adjourned at 7:54pm.