

Green Hills HOA

April Meeting

Board Meeting

Date: 04/09/2024 at 7:00PM

Location: Huntsville Library and Zoom

Attendance

- Board and Officers attending:
 - Troy Banks, Jay Polo, Jenny Wheeler, Jaimi Liddell, Leda George, Sam Clark
- HOA Members attending:
 - Jacques Behar, Ana McMurry, Rick Rohjahn, Matthias Frank, David C, Jean Billo, Becky Anderson, Jodi frehner (as 'Scott')

Meeting called to order 7:02 pm

Agenda

- **Old Business**
 - Minutes from the March meeting were approved.
 - Financials
 - Reviewed financials
 - The construction bond has been settled and closed out with Aadlands. Larry Bounds is still under construction and is reporting.
 - Jacques raised a concern about using care in our communications to not create legal exposures.
 - Speeding
 - The Sheriff was notified of dangerous speeding. Since then, speeding has slowed down since this contact was made.
 - In the event speeding picks back up, options were discussed to pursue including: speed bumps, radar signs, videos and cameras to capture clear evidence, and capturing license plates of egregious speeders.
 - Feedback was gathered from the community regarding speed bumps. Good engagement from many people, but no consensus. The majority opposed reinstalling speed bumps which were previously removed.
 - Sam will explore further advice from the Sheriff as well as inquire into any speed monitoring assets the county may be able to share with us.
 - Architecture Committee
 - House on Maple getting a renovation on the outside, but no overweight vehicles.
 - Jay will continue to field architectural committee requests and forward to the appropriate team members
 - Gate Committee
 - Committee met briefly on March 20th. Next steps was to review design input which was not ready to be discussed. Another meeting to be scheduled for this discussion.
 - Troy and Jay did reach out to a landscape designers and they were not interested.

- Website
 - Jay made additional updates including seasonal photos from Tami as well as information on trails, fishing and hunting.
 - Troy will send updates to the trail maps to enhance the site.
 - Jay will send an email to let the community know about the website.
- Water board easement and treatment plant
 - Easements and documentation
 - To progress the water treatment plant, the Water and Sewer District needs to assure the proper easements are in place.
 - We have engaged Burt Willie to engage with the Water and Sewer District regarding drafting an appropriate language for our easement.
 - Water treatment facility
 - There is only one position for the plant building to be located on the existing HOA property near the Maple well, abutting the road and Detteau's property.
 - Backup generator is very oversized for this use but is generously being donated. The Water and Sewer District will consider ways to improve aesthetics and sound level concerns.
 - Overweight road fees
 - The governing documents prescribe that the Water and Sewer District construction of a new facility would be responsible for the overweight vehicle fees.
 - The board reiterated that any visible road damage from construction needs to be repaired immediately by that company that caused the damage.
 - The Water and Sewer District will assure that all construction is aware of the requirements including: that trips are tracked either by weight tickets or number of axles, and that contractors will be notified that all axles must be in the down position to prevent significant damage due to concentrated loads.
- Signage
 - Entrance sign and road sign at the end of Maple are ordered and Garret Grove will be replacing.
- **New Business**
 - Spraying for weeds
 - Water board asked that we define on our contract that the weed sprayer is aware of the wells and will avoid them. If we are using Denny, he is very well aware and does not use something of concern. We will apply the same cautionary language that we used for the road salt contract.
 - Jenny will communicate with Denny. Jay to share language.
 - Dumpsters
 - We will have spring cleanup dumpsters delivered on May 17th and remain for a week. The board approved Troy spending up to \$1500 for the dumpsters.

- While communicating regarding dumpsters, we will send out the fire prevention information when we send notification to everyone of the dumpsters.
 - Jay to notify in advance of the dumpster and to include fire prevention details in the notice.
- Stocking the pond with trout
 - Leslie has offered to coordinate stocking roughly 60 trout to the pond. The board voted to approve Leslie spending up to \$600 for fish and pond related items.
- Potholes
 - Will we do spring maintenance on the road. Probably in June.
 - David C has reported the large holes at the bottom of 9000 to the County.
 - Troy will contact Post to walk the neighborhood with them for review.
- **Meeting close**
 - This meeting was adjourned at 8:36pm.