

Green Hills HOA

June 2024 Board Meeting

Board Meeting

Date: 06/11/2024 at 7:00PM

Location: Huntsville Library and Zoom

Attendance

- Board and Officers attending:
 - Troy Banks, Jay Polo, Jenny Wheeler, Jaimi Liddell, Sam Clark
- HOA Members attending:
 - Bill Carnahan, Tami Johnson, Carol Rojahn, Sara Vigh, Clark Fielden, Lori Wentland, Tina Yagla

Meeting called to order 7:02 pm

Agenda

- **Old Business**
 - Minutes of the May meeting were approved.
 - Financials
 - Sam reviewed the HOA financials.
 - Sam will check with Golden West to assure we have the best rate.
 - One lot owner has requested we waive their late fee due to delays resulting from being deployed to China. The board voted unanimously to waive the fee of \$10.25.
 - New owners
 - Christensens have made their construction road bond deposit
 - The Smith's previously owned at 615N and should be removed from emails
 - Marlin Jensen fencing
 - Marlin Jensen's property line borders the HOA. He is fencing his property and is asking neighbors if they would contribute to the cost. The board discussed and does not see this benefitting the HOA. He has had cattle wander into the HOA which is his responsibility to control. Jay motioned that we do not contribute HOA funds towards this fence, Jenny seconded. Vote passed unanimously.
 - Gate Committee
 - Sought a landscape architect but would not do the design for free. Troy will finish up drawings.
 - Troy was able to contact the previous contractor under a different company name and he is willing to resume the project, price quote to be updated. Sent the current drawings. He is meeting Troy on site on Monday and he will generate an updated quote.
 - Troy is getting a secondary quote from someone in a few weeks from the same person that did the road and drainage improvements.
 - Architecture Committee

- Questions were raised last meeting regarding Larry Bounds development plans. Jenny explored this and spoke with Sara and Weber County about the ADU approval.
 - Timeframe of construction: it currently has been less than 12 months.
 - Concerns of using the residence as a STR: if we find this to be happening then it should be reported to the county.
 - Concern about building a primary residence per the site plan that was submitted to Sara: County would approve building the main home as long as the current structure had the kitchen removed since it is too large to qualify as an ADU.
 - Currently there are no issues that need to be addressed.
- Sara received the plans from the Christensens with some structural updates for a finished basement.
 - These were reviewed and it is okay for them to move ahead.
- Trail Committee
 - Thank you to Paul Hirst for his work as chair of the Trail Committee.
 - Jami Taylor would be happy to lead the Trail Committee. Jay to notify her. And Larry Christensen has offered PT support; he has significant experience developing ski area trails and roads. Jay to send a welcome email.
- Signage
 - The signs that were knocked down were being replaced today.
 - Overweight sign is being put back up temporarily and will be replaced permanently.
- Litigation
 - Oral arguments are on Aug 15th for the appeal of the previous ruling.
 - Between now and then, our attorney's have preemptively requested certain documents to be released.
- **New Business**
 - Roadwork/asphalt issues including the spring bubbling up on Maple
 - The board voted unanimously to budget \$25k for the existing Post repair quote plus additional work that we need done on Kelly.
 - Dam inspection
 - The Stitts are aware and are preparing for the inspection on Thursday.
 - Sam shared that the Sanctuary responded to our email re: construction and overweight road fees.. They are in the process of considering new plans for the Sanctuary and were open to a discussion on the fit the area and value to the HOA. We will offer a discussion as soon as they are ready.
 - Next board meeting is on July 9th.
- **Meeting close**
 - This meeting was adjourned at 8:28pm.