

Green Hills HOA

October 2024 Board Meeting

Board Meeting

Date: 10/08/2024 at 7:00PM

Location: Huntsville Library and Zoom

Attendance

- Board and Officers attending:
 - Troy Banks, Jay Polo, Jaimi Liddell, Jenny Wheeler, Leda George
- HOA Members attending:
 - Jacques Behar, Rick Rojhan, Roger and Leslie Stitt, Elizabeth Byrnes, David C, Lori Wentland, Clark Fielden

Meeting called to order 7:03 pm

Agenda

- **Old Business**
 - Minutes of the September meeting were reviewed and approved with minor edits.
 - Minutes of the Annual meeting were reviewed and approved
 - Financials
 - Sam was not available to review financials.
 - Easements for Water District
 - We are in the process of working through the easement language with the Water District. There are gaps in the counter language provided by the Water District; it does not address some of our concerns that we feel must be covered in the easement. Jay will improve the current easement language to address the feedback from the Water District to seek common ground.
 - Snow plow
 - We continued to discuss the snow removal vendor to use this coming season, comparing Grass Plus with a new quote from Sovereign Outdoor. Sovereign is roughly \$75 more expensive per visit and after discussion, the board could not justify the additional cost.
 - Jenny will continue to be the primary point of contact for snow plowing, while Jaimi will support her with input on conditions on Kelly Drive.
 - Jay motioned that we use Grass Plus for the coming season, and Jaimi seconded. The board voted 4 to 1 to give the business to Grass Plus, with Leda opposing. Troy will sign the contract.
 - Gate Committee
 - Rick has been working with three providers to update and refine quotes
 - Crawford (from 2021) quoted \$15,840 which included the gate operator, arm, saw cut sensor loop and Watchman 460. Did not include monthly access for Watchman.

- Buchanan (2024) quoted roughly \$27k which included the Watchman 480 and the UHF tag reader and tags which were not in the Crawford quote.
 - Rick will further refine quotes and we will hold a specific Gate Committee to review.
 - Lawsuit
 - The lawsuit is over at this point, pending settlement of legal fees.
 - Troy summarized the background and what remains.
 - The suite originated when Jacques was removed from the board.
 - New elections were conducted per the judge's order and the resulting board remained the same, without Jacques.
 - During this process, Judge Bean melded language from various governing documents, arriving at a new interpretation that makes it very difficult to remove someone from the board. This unacceptable interpretation drove us to the appeals court.
 - To avoid incurring fees from interest against legal fees awarded to Jacques, the board paid the fees while attempting to reserve the right to appeal.
 - The appeals court decided that everyone got what they wanted or needed including having paid Jacques legal fees coupled with the HOA's authority to modify governing documents to correct Judge Bean's interpretation, hence the court decided the appeal was moot.
 - We are moving on once legal fees are settled and will resume a push to revise the CCRs.
 - Kelly Drive rebuild
 - Last meeting we discussed a financial planning exercise for a rebuild of Kelly Dr. Jaimi and Jay offered to help with the analysis. The board agreed to pause this until we determine the remaining finances associated with closure of the lawsuit.
- **New Business**
 - Voted on board members
 - Jacques nominated himself for the Treasurer position. Troy validated that he is comfortable continuing to serve in the role of President. Sam has told Troy that he was willing to continue to serve as Treasurer. Jay motioned that we vote in the same slate of officers as last year. Troy seconded and the vote was unanimous.
 - HOA emails
 - Troy raised the need to create emails for each officer, so that all correspondence can be through an official GHHOA email. The board also felt the approach should provide these emails with access to the HOA shared files. Jay will research using Google Mail for each board member and officer.
 - We should discuss reviewing and aligning to our
 - Trail Committee - Clark Fieldman

- Jay to email past Trail Committee members to do an initial intro that Clark has agreed to be the committee chair, thanking him for taking on the role.
- Clark would like to do a trail cleanup day on Saturday November 2nd. Clark will draft an email to the community which Jay will send to the community to encourage participation.
- Architectural Community
 - Lori Wentland is gathering the remaining information on her construction plans and colors.
 - Architectural Committee is working with the WD on Water treatment plant colors
 - David commented that Larry Bounds has had significant overweight loads of long boulder carrying trucks to help assure they are being tracked for overweight fees.
- Bylaws rewrite
 - Troy expressed that the current bylaws are too old to be improved and we would be better off replacing them with cleaner simpler ones.
 - A Bylaws Rewrite Committee will be established.
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- **Meeting close**
 - This meeting was adjourned at 8:30 pm.