

Green Hills HOA

November 12th 2024 Board Meeting

Board Meeting

Date: 11/12/2024 at 7:00PM

Location: Huntsville Library and Zoom

Attendance

- Board and Officers attending:
 - Troy Banks, Jay Polo, Jaimi Liddell, Jenny Wheeler
- HOA Members attending:
 - Jacques Behar, Lori Wentland

Agenda

- **Call to Order**
 - Meeting called to order 7:00 pm
 - Troy shared the meeting protocol that the board will be adopting to help make the meetings more productive. The approach allows specific times for community engagement throughout the meeting as well as specific community submitted topics.
- **Officer and Committee Reports**
 - October meeting minutes were reviewed and approved, with a correction to the adjournment time of that meeting.
 - Finance
 - Jay reviewed the balance sheet and P&L financials.
 - Jacques asked for a P&L for the last full fiscal year.
 - Architecture
 - Lori and Larry Wentland's project is gathering their remaining details.
 - The Water and Sewer District has run into significant issues with construction which have put the project on pause. They are working to get the project back on track.
 - Mark raised concerns and a desire to have a more direct awareness and input into the water treatment construction adjacent to his house.
 - Trail
 - Trail day was a success. Motion was approved to reimburse up to \$300 that Clark had invested in materials for the trail repairs.
 - Bylaws
 - Jay will chair the bylaws committee. Participants to potentially include the board plus Jacques, Brian C, Patty Danks.
 - Need to drive towards a reviewable first draft.
- **Old Business**
 - Water District easement
 - We continue negotiating with the Water District on easement language to facilitate their construction and operations on HOA common land. The

Water District would be required to go through the HOA for approval in key areas.

- Lawsuit
 - Jacques has requested approximately \$54k for legal fees, which is going through proceedings between counsel and the court.
- Comcast/Xfinity
 - Installation of the fiber has started in the neighborhood, laying conduit and fiber. Estimate to turn on service is Q2 2025 while they work through permitting issues down near the dam.
- Emails
 - The board voted unanimously to spend up to \$500 on GHHOA specific email addresses which will also allow us to have a common Google Drive.
 - Jay to get us setup.
- Snow removal
 - Troy will sign the contract for Grass Plus. Pricing was the same as last year and is lower than an alternative quote that we received.
 - Do we want reflectors along the road?
- **New Business**
 - Road repairs
 - Some issues were raised about cracks along maple that might need to be sealed to prevent winter damage.
 - The board voted unanimously to spend up to \$5000 on an urgent basis to do some preventative maintenance in advance of winter. Jaimi will reach out to Casey at Wasatch to see what can be done.
 - Jacques shared details on a free HOA conference that may be of interest.
- **Community Proposed Topics**
 - Lori asked about repairing the street sign at 950 and Maple that was damaged during Water District construction. Jaimi will contact the Water District about this.
 - Lori asked about any dialog with the Sanctuary. We do not have anything new. The last information we have is that the new investor/owners are selling.
- **Next Meeting and Adjourn**
 - December 10th, at 7pm.
 - This meeting was adjourned at 8:02 pm.