

# Green Hills HOA

## December 10th 2024 Board Meeting

### Board Meeting

Date: 12/10/2024 at 7:00PM

Location: Huntsville Library and Zoom

### Attendance

- Board and Officers attending:
  - Jay Polo, Jaimi Liddell, Jenny Wheeler, Sam Clark
- HOA Members attending:
  - Jacques Behar, Tami Johnson, Lori Wentland, Rick Rojahn

### Agenda

- **Call to Order**
  - Meeting called to order 7:02 pm
- **Officer and Committee Reports**
  - November meeting minutes were reviewed and approved unanimously.
  - Finance
    - The P&L and balance sheet for the last full fiscal year were reviewed. And the current month P&L and balance sheet financials were also reviewed.
    - We discussed the need to build a financial plan for big ticket expenditures, including a Kelly road rebuild, the gate, and legal fees.
  - Gate
    - Jay provided an update on the gate committee. The permit was issued and the contractor indicated he would be ready to start in the spring.
    - Sam asked that someone contact the school bus service provider to assure this will not create an issue for them.
  - Trail
    - No report
  - Bylaws
    - Jay will chair the bylaws committee and has reached out to Jacque, Brian C, Patty Danks to include those who have expressed an interest.
    - This community will weigh into what makes it into the document, and present it to the board before taking it to the community.
  - Architecture
    - Lori and Larry Wentland's project was approved.
  - Leda has resigned from the board earlier this month. We've decided to continue with the vacancy through the remainder of this fiscal year.
- **Old Business**
  - Road repairs
    - Wasatch Asphalt feels like Kelley Dr. is too deteriorated to crack seal and they would not be able to do Maple since the Comcast workers were working on the fiber. We will reach out to them again in the spring.

- Snow removal
  - The contract with Grass Plus is in effect and they are doing the work.
- Water District easement
  - Construction is on hold until the Spring.
  - The WD wants us to replace the road sign they hit and they will reimburse.
  - The contractor has left equipment on site. Jaimi will reach out to the WD to confirm they will remove the equipment until the project is resumed.
  - Jacques asked whether it is the board or the members who grant an easement. We can clarify with Burt.
- Lawsuit
  - Taylor has submitted Jacques' legal fees. This is with the court now to determine how to resolve this.
- Comcast/Xfinity
  - Their work has not been cleaned up properly.
  - Tami - the last snow removal, the dirt went into the culvert. The bottom end was completely closed off. No place for drainage to pass, under her driveway. Jenny will share Tami's contact info with Comcast.
  - We will ask the community if anyone has specific concerns with their work in front of their house as Comcast is wrapping up.
- Emails
  - After previously deciding to go with a paid email service, we have now decided to go with individual free gmail accounts for each board member.
- **Community Proposed Topics**
  - NA
- **Next Meeting and Adjourn**
  - This meeting was adjourned at 7:41 pm.