

Green Hills HOA

January 14th 2025 Board Meeting

Board Meeting

Date: 1/14/2025 at 7:00PM

Location: Huntsville Library and Zoom

Attendance

- Board and Officers attending:
 - Troy Banks, Jaimi Liddell, Jay Polo, Jenny Wheeler, Sam Clark
- HOA Members attending:
 - Jacques Behar, Tami Johnson, Lori Wentland, Rick Rojahn, Linda, Mike Wixon, Roger and Leslie Stitt, Matthias Frank, Sara Vigh, Rick Rojahn, Brian See

Agenda

- **Call to Order**
 - Meeting called to order by Jenny at 7:02 pm
- **Officer and Committee Reports**
 - December meeting minutes were reviewed and approved.
 - Finance
 - Sam reviewed the P&L and balance sheet financials, as well as accounts at Golden West.
 - The Christensens reported overweight vehicle trips last quarter and Sam will ask them to do so again this quarter.
 - Jay to check on when we last requested overweight road details was sent to the Karlsvens.
 - The board approved for Jay to spend up to \$200 to renew the website hosting services for another year.
 - Insurance renewal is coming due Feb 22nd. Sam called Buckner and they will send the renewal as soon as they have it. Sam will forward contact info to Jaimi to help follow up with them.
 - The board approved for the Stitts to spend up to \$600 on fish stock and other pond related expenses.
 - Architecture
 - No report
 - Gate
 - Permit was approved and we would be able to move ahead in the spring.
 - Lori asked about pricing. We have pricing from the contractor. Rick was getting quotes for equipment. We have 2 quotes and the 3rd was from a company that quoted the first time around.
 - Trail
 - No report
 - Bylaws

- Jay has contacted Jacques and Brian See who are willing to serve on a C&Rs rewrite committee along with the board and will schedule an initial meeting. Lori offered to help review documents as well.
 - This community will weigh into what makes it into the document, and present it to the board before taking it to the community.
- **Old Business**
 - Water District easement
 - Troy and Jay iterated on language in the easement to assure we have the ability to control visual and audible impacts to the community. This is now with the Water District for review.
 - Equipment is still located on an adjacent lot. Jaimi will follow up with Natalie on that.
 - Lawsuit
 - Parties are claiming they are owed more money for legal fees that we believe is reasonable. The lawyers are working through that legal review.
 - Comcast/Xfinity
 - Comcast is hoping to have service up and running in Q2. Jaimi and Jenny walked the neighborhood with crews, who were responsive.
 - Comcast is on the hook for repairing damages for 12 months. The community should raise concerns they notice.
 - Noted issues include David Crim and Jacques. Comcast smoothed out the construction, but did not do so properly to accommodate proper drainage.
 - Need to alert them in the spring before grading begins to cause drainage problems. Jenny will walk the neighborhood as things thaw.
- **New Business**
 - Fire hydrant accident
 - A fire hydrant was hit on the Saturday after Christmas. A lot of water rushed down the ditch and the road causing damages.
 - The water board is handling their interests, while the HOA is handling our road damages.
 - Asphalt repair of \$9900 to level the road and a couple other issues.
 - Troy will confirm with Post Asphalt to assure that the quote specifically also includes the pothole, in addition to the dirt and ditch along the road.
- **Community Proposed Topics**
 - Tami asked if there have been any Sanctuary updates. Kantral is getting out of Jail at the end of July. Nothing new with the investment group, other than they had done some survey work.
 - Sam renewed our department of commerce information and took Leda off the board.
 - Some community members have raised concerns that Grass Plus is leaving a berm at the end of driveways when plowing the longer roads, causing difficulty for some homeowners to get over the ridge. In some cases we have also had some mailboxes broken by the force of the snow being plowed. Jenny spoke with Grass Plus and they will work to be more conscientious and cautious.

- Troy asked about a task group to consider future repair of the road. We discussed the need for road expenses in conjunction with those of legal costs and the gate as they relate to current assets and income.
- **Next Meeting and Adjourn**
 - This meeting was adjourned at 7:55 pm.