

Green Hills HOA

February 11th 2025 Board Meeting

Board Meeting

Date: 2/11/2025 at 7:00PM

Location: Huntsville Library and Zoom

Attendance

- Board and Officers attending:
 - Troy Banks, Jaimi Liddell, Jay Polo, Jenny Wheeler
- HOA Members attending:
 - Jacques Behar, David C, Lizzie, Matthias Frank, LL, Rick Rojahn, Clark Fielden

Agenda

- **Call to Order**
 - Meeting called to order by Troy at 7:02 pm
- **Officer and Committee Reports**
 - January meeting minutes were reviewed and approved.
 - Finance
 - Reviewed the P&L and balance sheet financials, as well as accounts at Golden West.
 - Sam will share a spreadsheet of all overweight fees and who has paid them as well as confirm that he has invoiced the Karlesvens overweight fees.
 - David C reported some large boulder deliveries above him that should be reported.
 - Jaimi forwarded insurance renewal which is the same policy as last year and actually slightly less expensive. Troy motioned to pay, Jenny seconded, and the board voted unanimously to pay \$7420 to renew. Sam to pay immediately.
 - Jay raised the prior discussion about creating a financial forecast for large capital expenditures (road repairs and gate construction) over the next 5 years. This will be added to the agenda for next month.
 - The court ordered the HOA to pay \$49,981.71 in legal fees as the suit is concluded. This was signed on January 27th and guidance is that this needs to be paid within 30 days. Jenny motioned that we move forward with making the payment, Jaimi seconded, and the motion passed. Sam to gather the total direct costs.
 - Sam has a bill from GrassPlus for \$1880 for January which he will pay.
 - Architecture
 - Guidance was informally requested and was provided to a lot owner.
 - Gate
 - Nothing to report.
 - Trail

- Clark is facilitating a community effort to trim back overgrowth along the trail.
 - Bylaws
 - First meeting is scheduled, with a goal to get everyone aligned on where we are in the process, the role of legal, and the timing to gain support between now and a vote at the annual meeting in September.
- **Old Business**
 - Fire hydrant
 - We submitted the estimates and insurance has paid. When the snow melts we should walk the site and be sure that all costs will be covered. The insurance company has been good to work with.
 - We can leverage Post for other work while they are onsite.
 - Comcast/Xfinity
 - Some additional repairs needed. Comcast is on the hook for repairing damages for 12 months. The community should raise concerns they notice.
 - Comcast is still waiting for the Federal permit to bring the cable up through the canyon. May would be the soonest that services are activated.
 - Water District easement
 - Troy and Jay had iterated on language in the easement with the Water District to assure we have the ability to control visual and audible impacts to the community. This is now with the Water District for review.
 - Troy motioned that we execute the easement as written, Jaimi second and the motion passed unanimously.
- **New Business**
 - A leak was discovered at 508 Maple, creating an ice dam over the street. Comcast met with the water board and agreed that it was not a break caused by Comcast.
 - Grass plus itemized this separately \$185. Troy will ask whether this was water board related.
- **Community Proposed Topics**
 - None raised.
- **Next Meeting and Adjourn**
 - This meeting was adjourned at 8:06 pm.