

# **Green Hills HOA**

## **March 11th 2025 Board Meeting**

### **Board Meeting**

Date: 3/11/2025 at 7:00PM

Location: Huntsville Library and Zoom

### **Attendance**

- Board and Officers attending:
  - Troy Banks, Jaimi Liddell, Jay Polo, Jenny Wheeler, Sam Clark, Jenny
- HOA Members attending:
  - Jacques Behar, Larry Wentland, Brian See, Mark, Tina Yagla, David C

### **Agenda**

- **Call to Order**
  - Meeting called to order at 7:01 pm and will be facilitated by Jaimi.
- **Officer and Committee Reports**
  - January meeting minutes were reviewed and approved as revised.
  - Finance
    - Reviewed the P&L and balance sheet financials, as well as accounts at Golden West.
    - Sam will generate a view of the overweight truck fees paid per lot.
    - Reviewed and discussed capital planning for road rebuilds and gate. Typical P&L for the past 5 years were considered against potential expenditures for the gate and a rebuild of Kelly. What if analysis was considered including increases in dues and improved collection of overweight fees.
    - Our current reserve study is valid until October 2026. Renewing the reserve study early could contribute to the capital planning process and better understand our current budget is sufficient. Jaimi will check with Burt on recommendations for a firm to conduct a reserve study.
    - Capital planning should also consider rebuilding of Maple once development ramps up and damages roads. The Nass agreement does provide for the need for the Sanctuary to repair any damages they may cause to the roads.
    - Jaimi suggested that we need to reach out to the new owners to resume the conversation. Prior to that we need clarity regarding the responsibilities for road repairs as defined in the Nass agreement.
  - Architecture
    - New plans submitted for lot 102 on Maple. Architecture is providing feedback.
  - Gate
    - Expenditure was not required to go to a vote, however the board did engage the community.

- Gate was on hold for winter but is expected to resume after the weather breaks. Troy will follow up on the permit and the construction start.
  - Trail
    - No report.
  - Governing Documents Rewrite
    - The rewrite committee pulled together and aligned on where we are in the process and the path forward. Timing is currently targeting a vote at the Annual Meeting.
    - Brian has captured templates to map old language to new and simplify communications with the community. Everyone is reviewing the language to assure the new document aligns with the existing and remains focused on the intended changes while not expanding the approach to governing the HOA.
    - Next meeting to be scheduled in about a week. Committee will continue working this process forward.
- **Old Business**
  - Water district easement
    - The easement language is complete. Troy will work with them to execute the document.
    - Water District has agreed to repair the damage from the washout undercutting the road adjacent to the construction site. Troy to ask them to address this quickly for safety reasons, else we will contract with Post and invoice the WD.
- **New Business**
  - Trees encroaching on the road
    - Need to audit the neighborhood to inventory where there are trees encroaching on the road and shoulder.
    - If there are many to be handled then we can sequence these over time.
  - Potential for flooding
    - David C raised concerns over flooding resulting from the Comcast work. Larry also has a problem.
    - Jay will send an email to the community gathering any concerns regarding the Comcast construction. Ask to distinguish whether the issue is directly because of the Comcast work or instead is a general concern.
  - Spring cleanup
    - The board voted unanimously to spend up to \$1600 on dumpsters. Troy will coordinate delivery for Mid-May with the dumpsters to be on site roughly from Friday through the following weekend.
- **Community Proposed Topics**
  - Jacques raised a concern that the vote to amend the governing documents back in 2020 had 72 yes votes and 8 no votes, while state law requires 67%. As a result he believes that vote did not pass. And he is asking the board to take up the matter. The board will consult with Burt, review the vote that occurred, and report back.

- Jacques raised a concern that snide comments are unnecessary and should stop. And when we are in a board meeting, both members and board members both have an obligation to avoid personal comments to focus on the business of the board.
- Finally, Jacques raised a concern that anyone accepting the responsibility of being a board member to look out for the entire community. To not cast a vote is not fulfilling the role.
- Larry asked for more information regarding planning for larger capital expenses. Jaimi shared this is planning is actively under discussion. He also expressed the concern that overweight road fees should go towards the roads, not everyday expenses. The board reiterated that is the case and our road expenditures far exceed the road fees collected. We will highlight this info to clarify the benefit. We reviewed the latest annual P&L including the road fees and expenses.
- Mark asked whether the board has considered recording the meetings, as he often can't make them but is interested and would like to go back and listen to them. The board will consider the potential to do so and consult with Burt on any unintended risks.
- **Next Meeting and Adjourn**
  - The library has no meeting rooms available on the date of our regularly scheduled April board meeting. Troy motioned that we hold the April monthly board meeting virtually, on April 8th at 7pm. Jay seconded and the motion passed.
  - This meeting was adjourned at 8:40 pm