

Green Hills HOA

May 13th 2025 Board Meeting

Board Meeting

Date: 5/13/2025 at 7:00PM

Location: Huntsville Library and Zoom

Attendance

- Board and Officers attending:
 - Troy Banks, Jaimi Liddell, Jenny Wheeler, Sam Clark

Agenda

- **Call to Order**
 - Meeting called to order at 7:01 pm and will be facilitated by Jenny Wheeler.
- **Officer and Committee Reports**
 - April meeting minutes were reviewed and approved with one correction.
 - Finance
 - Reviewed the P&L and balance sheet financials.
 - HOA has collected \$68,875.43 in dues and fees. Currently under budget by approximately \$11,000. Current cash position is \$221,000.
 - Architecture
 - Architecture Committee discussed a family's interest in solar panels.
 - Water board made inquiries about roof installations.
 - Gate
 - Contractor was asked to provide a permit for the project but had not yet done so. Gate installation pricing remains unchanged since approval five years ago.
 - Two gate system options presented: 1.) PAL T. AI system: Basic audio-only system with keypad and UHF readers, costing \$17 per month and \$205 annually for hardware 2.) Cell Gate system: Audio, video, and photo capabilities, costing \$275 per month and \$3,300 annually for hardware. Both systems require the same setup and can be upgraded if needed.
 - Board discussed tiered pricing options and functionality including cell phone apps, RFID tags, and video capabilities.
 - Considerations for delivery services (Amazon, FedEx, UPS), emergency vehicles, and contractor access were discussed.
 - Trail
 - Clark thanked Bud Wheeler for his trail work.
 - Spring cleanup was scheduled with Boy Scout involvement. Greg Liddell volunteered to bring his skid steer for trail maintenance.
 - Committee approved turning a steep area into S curves to prevent erosion.
 - Governing Documents Rewrite

- The committee has invested significant time and has completed reviewing all 3 documents being updated. The documents were sent to Smith Knowles in April for them to update their draft.
- **Old Business**
 - 2020 Amendment Legal Matter
 - The attached attorney's response letter regarding the 2020 Amendment was read and will be sent to Jacques by Jay and Troy.
- **New Business**
 - Gate System Decision
 - After discussion of costs and benefits, motion passed to approve a monthly expenditure not exceeding \$200 for voice-only Cellgate system. Board agreed to start with the basic Cellgate system with the option to upgrade in the future.
 - Road Repairs
 - Board members will walk roads to identify areas needing repair.
 - Troy to contact Eccles Paving for road repair estimates.
 - Board to follow up with the water board on the road repairs they were supposed to complete last year.
 - Tree Management
 - Jay to reach out to Don Kelly regarding tree encroaching on the road.
 - Weed Control
 - Board approved spending \$500 on weed spraying for the season.
 - Jenny to schedule a first and second round of roadside weed spraying with Dennis and Jay to send notifications to the community as the dates are determined.
 - Trail Cleanup
 - Clark has organized trail cleanup work this Saturday at 8:30 AM.
 - Clark will also reach out to the DNR regarding potential assistance for trail improvements.
- **Community Proposed Topics**
 - Tina asked if we could ask the Water District to join us for an update on the construction. The Water District holds meetings monthly and provides recordings and minutes online.
 - Discussion of homeowner letter regarding voting processes and amendments, which will be included in meeting minutes for transparency.
- **Next Meeting and Adjourn**
 - The next regular board meeting was scheduled for June 10th at 7:00 PM.
 - Meeting adjourned.