

Green Hills HOA

June 10th 2025 Board Meeting

Board Meeting

Date: 6/10/2025 at 7:00PM

Location: Huntsville Library and Zoom

Attendance

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

Agenda

- **Call to Order**
 - Meeting called to order at 7:01 pm and was facilitated by Jenny Wheeler.
- **Officer and Committee Reports**
 - May meeting minutes were reviewed and approved unanimously.
 - Finance
 - Year-to-date financial statements were reviewed, noting total to date income of \$68,878 and expenses of \$72,080. The balance sheet shows approximately \$221,000 in cash and \$13,000 in receivables.
 - The board agreed to continue planning for upcoming capital expenses.
 - The board approved an invoice from Dennis McFarland for weed spraying, increasing the approved amount from \$500 to \$670 to cover additional material and time.
 - The board approved a \$2,782.25 attorney's fee invoice for legal work related to reviewing documents, communications, and voter eligibility requirements. The board discussed concerns regarding the timeliness and quality of legal work and agreed to have a follow-up conversation with Burt and to explore HOA attorney options.
 - Architecture
 - Jaimi reported on a member's remodel plans and the committee intends to send a letter supporting their project.
 - The committee will meet with the water board to clarify color choices.
 - Gate
 - Rick provided an update on the gate system, noting a price increase for different tiers of monthly service. He also noted that residents with RFID tags would not be recorded entering or leaving the community.
 - The conversation ended with a discussion about training administrators on the gate system, with Rick volunteering to help coordinate this process.
 - The gate contractor has not been responsive recently. Troy and Sam agreed to visit the contractor at home in the coming weeks if contact is not established.
 - Trail

- Clark coordinated a successful spring cleanup day for trails, where volunteers helped improve trail visibility, access, and maintenance.
 - A new trail that goes up the ridge line was highlighted as a beautiful but underused path that residents should explore..
 - Governing Documents Rewrite
 - Jay will follow up with Smith Knowles on the redlines which were sent in April to be incorporated into the draft.
- **Old Business**
 - Road repairs
 - The board discussed the damages associated with the water district pipe break and agreed to communicate their concerns about timing of repairs to the water district, emphasizing the need to address the undercut portion of the road before winter.
 - The group also discussed the need to repair ditches and fill potholes on Kelly Road. Troy will follow up with Post for a quote.
 - Tree Management
 - Jay will reach out to Don Kelly regarding the trees on his property encroaching on Maple road.
- **New Business**
 - Annual Meeting date
 - The board discussed moving the annual meeting to a date to closely follows the end of our fiscal year, September 30th.
 - Jaimi suggested giving the neighborhood notice and allowing for input before making a decision. Troy offered to help draft it for review at the next meeting.
 - Jay will review the governing documents to validate that the annual meeting date is only specified in the Bylaws which can be modified by a vote of the board.
- **Community Proposed Topics**
 - Sanctuary homeowner Kantrall (aka NBA Youngboy) was recently pardoned and is currently living in his home in Mill Creek, Utah.
 - The new owners of the Sanctuary property have been paying bills but haven't made any significant changes.
 - Comcast fiber internet is still working through getting their service up the canyon.
- **Next Meeting and Adjourn**
 - The next regular board meeting was scheduled for July 8th at 7:00 PM.
 - Meeting adjourned.