

Green Hills HOA

July 8th 2025 Board Meeting

Board Meeting

Date: 7/8/2025 at 7:00PM

Location: Huntsville Library and Zoom

Attendance

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

Agenda

- **Call to Order**
 - Meeting called to order at 7:01 pm.
- **Officer and Committee Reports**
 - June meeting minutes were reviewed and approved unanimously.
 - Finance
 - Financials were reviewed and approved.
 - Architecture
 - Team met with Natalie from the Water District and selected colors to fit with the neighborhood.
 - The Niemers project was approved.
 - Gate
 - The current gate contractor has been completely unresponsive. Jaimi will call the county to see if a permit application was submitted.
 - Troy and Sam will visit him in person to try to connect with him and ask for a refund as well as check with our lawyer for support.
 - Moving on from our current contractor means we need to find a new one. Troy will ask Jared Stapp, who lives locally.
 - Trail
 - Clark continues to work with various folks to maintain and improve the trails and will continue to engage the community.
 - There is a desire to connect the Loop Trail back to the Spring Trail.
 - More broadly there was a discussion around naming the various trails and adding simple signage and capturing them on our website.
 - The Nass Agreement shows the trail traversing portions of the Sanctuary. No clear changes were mutually agreed, though Charlewood has contested the location and our use of those in the past. We explored emailing to request clarification.
 - Governing Documents Rewrite
 - Updates from Smith Knowles have been distributed to the board for feedback and comments. The committee invested significantly in creating a set of modernized documents that maintain the current spirit and do not introduce new demands, which may hamper adoption.
- **Old Business**

- Road repairs
 - Troy had Eckles Paving review our roads and provide a proposal for crack sealing on Maple. Kelly is too bad for crack sealing, and rather would require pothole repair or larger replacement patches.
 - Existing road is 2" of asphalt. It is uncertain what spec is most appropriate for a rebuild.
 - Jaimi suggested we also get a quote for the repair of the section damaged by the Water District pipe break. The Water District also cut the road to make the water connection for the Davenports. They need to come improve the workmanship of this repair.
- 2020 Vote Inquiry
 - Jacques's attorney has provided a letter requesting additional information. We have engaged our lawyer to reply.
 - The HOA will form a committee to formally explore the issue raised in response to Jacques's request.
 - The board was asked to share the letter that was sent with the community.
- Date of the Annual Meeting
 - The board is proposing that we move the date of the Annual Meeting to follow the end of our fiscal year. This would require a vote by the board to amend the Bylaws. Such a change of the Bylaws may need to be recorded with Weber County. We will ask legal counsel regarding the process for this change.
- **New Business**
 - Sam will not be seeking re-election to the Treasurer officers position beyond this current term. We can put out a notice to inquire if members are interested. We can also begin considering an outside Treasurer.
 - Jay asked whether the minutes need to capture the HOA members who attend our Board meetings. Troy will add this to our list of legal inquiries.
- **Community Proposed Topics**
 - Jacques has asked if there have been any Executive Sessions over the past 2 years, when they were held, and who attended. The board will ask our attorney how to respond.
- **Next Meeting and Adjourn**
 - The next regular board meeting was scheduled for August 12th at 7:00 PM. The subsequent monthly Board Meeting after that will be on September 8th, and this year's Annual Membership Meeting will be September 9th.
 - Meeting adjourned at 8:05pm.