

Green Hills HOA

August 12th 2025 Board Meeting

Board Meeting

Date: 8/12/2025 at 7:00PM

Location: Huntsville Library and Zoom

Attendance

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

Agenda

- **Call to Order**
 - The meeting was called to order at 7:03 pm and was facilitated by Jenny Wheeler.
- **Officer and Committee Reports**
 - June meeting minutes were reviewed, some minor typos were corrected, and they were approved unanimously.
 - Finance
 - Sam presented the year-to-date P&L showing \$92,103 collected in dues, expenses of \$78,181, additional income of \$23,013 in overweight fees, \$2,013 in finance fees, and \$3,456 in dividends from Golden West for a total net income of \$42,405. Balance sheet shows total assets of \$243,200.
 - Tax notices were received for all common property parcels - no taxes owed due to tax-exempt status. It is very important that these notices are reviewed annually to assure the exemption is not inadvertently removed as it may quickly become irrecoverable.
 - Architecture
 - Nothing new to report.
 - Gate
 - Our Attorney sent a letter to our last contractor seeking to return the deposit we had placed on the gate construction. If we do not get an acceptable response we will need to consider small claims court.
 - Troy has reached out to Stapp Construction and clarified what we would need in a bid from him. Troy has also reached out to another contractor who is working on a quote.
 - Troy will schedule the next committee meeting after quotes are received.
 - Trail
 - Clark will schedule a summer trail cleanup session for Sept 27th from 8:30 to 10:30. This is the same day as the Eden Balloon Festival. Nice view from the top of the trails.
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 - Governing Documents Rewrite

- The board will hold a working session on 25th at 7pm to review the latest draft provided by Smith Knowles which incorporates all of the work from the Rewrite Committee. and put together the structure for communication.
 - As we move forward again, we will want to update the language mapping documents to make it easier for the community to understand how the document retains the original intent, while modernizing and addressing ambiguities in the old documents.
 - Jay to resend the documents to the board.
- **Old Business**
 - 2020 Vote Committee
 - In response to Jacques concerns over the outcome of the 2020 governing documents vote, the board is forming an independent committee of HOA members to review the concerns, voting requirements, and procedures.
 - This committee will consist of current HOA members who were not on the board at the time of the 2020 vote. Jenny shared that people in the community have indicated they would like to be on that committee. Matthias Frank expressed an interest in potentially participating during this meeting.
 - Jay to draft a letter to the community explaining the situation and requesting volunteers.
 - Roads
 - We reviewed road repair quotes from Eckles Paving proposing multiple options and compared these with recent Post Asphalt quotes.
 - Troy will have Post update their quotes to assure the specs align.
 - The board prioritized crack sealing on Maple and pothole repairs on other roads prior to winter.
 - Jenny motioned to approve not-to-exceed \$30,000 for crack seal repair on Maple and better pothole repair on other roads. Jay seconded and the motion passed unanimously.
 - The board also discussed chip sealing for Kelly as a potential improvement option versus the much more expensive rip and replace of the road.
- **New Business**
 - Elections
 - The Annual Members Meeting is scheduled for Sept 9th.
 - Jay to gather the working documents to be used and will draft the necessary correspondence to the community, inviting community participation by joining the board. The formal announcement needs to be 10-30 days in advance. Sam will handle mailing this from his office.
 - Troy to reach out to Brian See to be sergeant at arms
 - Board positions: Jay and Jamie's terms expire. Our governing documents require a minimum of 3 board members. The board agreed to continue to support up to 5 board member positions, which is dependent on community interest and candidates meeting the vote threshold

requirements. Nominations can be made up to and including at the annual meeting.

- As Sam is stepping down from future consideration for the office of Treasurer, the new board will need to decide how to fill this position and manage our bookkeeping. The Treasurer can be a board member, HOA member, or someone outside the community.

- Construction

- Jenny raised concerns about acceptable hours for construction work as well as extended construction projects that affect neighbors. Construction projects should adhere to the HOA rules and be considerate of the community.
- Discussion deferred to upcoming bylaws working session to map to the current bylaws and consider potential language additions.

- **Community Proposed Topics**

- None raised.

- **Next Meeting and Adjourn**

- The next regular board meeting is Monday September 8th at 7:00 PM, the day before the Annual Members Meeting on September 9th at 7pm.
- The board will review the latest version of governing documents provided by Smith Knowles on August 25th at 7pm.
- Meeting adjourned at 8:48pm.