

Green Hills HOA

September 8th 2025 Board Meeting

Board Meeting

Date: 9/8/2025 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**
 - The meeting was called to order at 7:03 pm and was facilitated by Jaimi Liddell.
- **Officer and Committee Reports**
 - August meeting minutes were reviewed and approved.
 - Finance
 - We need to identify a new Treasurer. This officer does not need to be a director on the board.
 - Architecture
 - Nothing to report
 - Gate
 - Letter sent by the attorney worked and the contractor agreed to move forward. Troy met with the contractor on site to review the work and objectives.
 - We must confirm the permit has been issued before we will start. The contractor has not provided it yet.
 - Mike Wixom and Cardons have given verbal approval. We will get a written confirmation from them.
 - We will target completion before January 1st when the new Ogden Valley City takes over road jurisdiction.
 - Trail
 - Trail cleanup scheduled Sept 27th.
 - The team has re-connected the water tank trail on upper Kelly to the Loop Trail.
 - Governing Documents Rewrite
 - The board held 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.
 - Working towards a Special Members Meeting to vote on adopting the amended documents.
 - Jay is incorporating the board's updates so it can be sent back to attorney for final review. This was made difficult as the attorneys switched to PDF part way through the last edits.

- Mid-November is ideal for special members meeting, with community Q&A session including attorneys in advance. If not feasible by November, will push to January 2026.
 - The final reviews will be: Final draft from attorney → Board review → Community distribution with Q&A session → Vote.
- **Old Business**
 - 2020 Vote Committee
 - Jaimi is leading this committee to investigate the concern raised over the 2020 vote. Jean Brill and Brian C may be included as committee members.
 - Our attorney has sent a revised letter further addressing the concerns.
 - Roads
 - Significant Fall maintenance was recently done, across all roads. We repaired \$13,000 of potholes. Much of this was on Kelly. And we also did extensive cracksealing. This came in under \$30,000, which was a tremendous value.
 - Jay to send a letter to the water board to send a list of their overweight trucks, for the 2025 construction season.
- **New Business**
 - Annual Meeting
 - The board finalized the details in support of the discussion topics and associated slides for tomorrow's Annual Members Meeting.
 - The Election process confirmed - up to 3 board positions available. If three candidates are elected, the candidate with the lowest votes receives a 1-year term (Leda's remaining term); others receive 3-year terms.
 - Ballot format updated to be neutral with write-in lines rather than pre-populated names.
 - Roll call will be conducted at entry with multiple check-in stations.
 - Vote counting to be handled by independent volunteers with results texted to Jay for screen display.
 - Financial forecast and budget to be presented.
 - Website highlights to be shared.
 - Governing documents rewrite and 2020 vote committee updates included as brief discussion items.
- **Community Proposed Topics**
 - None raised.
- **Next Meeting and Adjourn**
 - The Annual Members Meeting on September 9th at 7pm.
 - The next regular Board Meeting is planned for Tuesday October 14th at 7:00 PM,
 - Meeting adjourned at 8:44pm.