

## Green Hills HOA

### November 11th 2025 Board Meeting

#### **Board Meeting**

Date: 11/11/2025 at 7:00PM

Location: Huntsville Library and Zoom

#### **Attendance**

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

#### **Agenda**

- **Call to Order**
  - The meeting was called to order at 7:00 pm.
- **Officer and Committee Reports**
  - October meeting minutes were reviewed and approved.
  - Finance
    - Reviewed and approved September financial statements.
    - Cindy is exploring which Quickbooks service will serve us best going forward and gathering associated costs.
  - Architecture
    - Homeowner on Maple (Jenny has more).
  - Gate
    - The contractor is working on the permit with the county to explore how much the gate will encroach on the county's property.
  - Trail
    - Clark shared more about everyone's efforts on the Trail Cleanup Day.
    - The trails connect from the Pond up and around coming down through the Spring Trail. Doug re-marked the View Trail using the info shared by Paul Herst.
    - Sam suggested offering to mutually share trail access between GHHA and the Sanctuary. We would do well to create better trail documentation to support this sharing. Clark will draft a letter and Sam will share contact information.
  - Governing Documents Rewrite
    - Jay has integrated the Word revisions with the Clean PDFs that Smith Knowles provided. These were returned to Smith Knowles as a second round of redlines.
    - Smith Knowles did not clarify regarding their comment that we have used up all of the revisions provided for in our contract with them. When the most recent redlines were sent we indicated that it was round two.
  - 2020 Vote Committee
    - The committee has made significant progress and reviewed our activities with legal counsel. They've validated our efforts and raised an additional

dimension that we need to consider to be sure to align with Utah law that provides for this process.

- The committee is meeting again next to take action on this new dimension and will strive to complete the process and share findings quickly.

- **Old Business**

- A professor from Utah State came and studied our geology. Troy asked them to provide a summary of what they discovered.
- Excessive trash on the side of the street. Jaimi has communicated with the homeowners and they have taken efforts to clean it up. We'll follow up with a thank you letter once done.

- **New Business**

- There is a horse trailer on the road easement at the intersection of Maple/. Maple/Pineview. We need to write a letter to request that they please move it off the easement.
- Road sign maintenance. A "No Trespassing" sign in disrepair needs to be removed and potentially replaced. We should walk the neighborhood and survey the condition of other signs.
- Invoice for Smith Knowles for time spent reviewing our right to enforce violation of nuisance ordinance was approved and

- **Community Proposed Topics**

- None

- **Next Meeting and Adjourn**

- The next regular Board Meeting is planned for Dec 9th at 7pm
- Meeting adjourned at 8pm.