Green Hills HOA
March 10th 2026 Board Meeting

Board Meeting
Date: 03/10/2026 at 7:00 PM
Location: Huntsville Library and Zoom

Attendance

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

Agenda

- **Call to Order**
  - The meeting was called to order at 7:03 PM.
- **Officer and Committee Reports**
  - February meeting minutes were reviewed and approved unanimously.
  - Finance
    - Financial statements were presented by Sam Clark in Treasurer Cindy Crawford's absence.
    - Notable expenses YTD: liability insurance $8,597; attorney fees $4,820; snow removal $2,715.
    - QuickBooks migration update: Cindy Crawford has successfully migrated to QuickBooks Plus Online, with the need for some clean up activities remaining. Sam Clark to verify the Sanctuary billing entry, which appears to reflect only one of two expected quarterly billings.
    - The board voted to hold formal approval of the financial statements until the migration artifacts are cleaned up and the Sanctuary billing is confirmed.
    - Grass Plus invoice of $718.19 for snow removal services on February 17–19 was reviewed and approved for payment.
  - Architecture
    - No current applications or activity. The building permit moratorium imposed by the new city (Ogden Valley City) continues through mid-2026. Residents with in-progress projects were directed to the county assessor's office to determine whether pre-existing developer rights apply to their lot.
  - Gate
    - The original contractor (Dante Dominguez) has been unresponsive to multiple contact attempts. The HOA attorney sent a formal demand letter with a seven-day response deadline.

        - The board discussed settlement terms: if the contractor responds, the board is aligned to accept a partial recovery of roughly half of the approximately $11,000 original deposit, to avoid prolonged legal costs. The board also will ask Zane to validate the applicable statute of limitations risk, as the original contract dates to March 2021.
        - Troy Banks shared a new contractor quote of $60,000 (excluding gate hardware and actuators) from a vetted contractor. This scope includes landscaping, lighting, retaining walls, columns, and other elements not in the original contract. With gate hardware, the total project estimate is approximately $100,000. A separate informal estimate came in at $50,000+ for infrastructure only, consistent with the formal quote.
        - The board discussed the gate access system: residents would have options including RFID windshield stickers, key fobs, personal codes, and a digital intercom app for guests. Some discussion occurred regarding the coordination burden of onboarding residents and managing support calls after installation.
        - Given the significant increase in cost from original estimates, the board agreed to send a community survey to gauge continued support before committing to a new contractor. Troy Banks to send Jay Polo the full contractor quotes including gate hardware and access system details. Jay Polo to draft and distribute the survey.
    - Trail
        - Rick and Carol Rojahn have assumed the roles of Trail Committee co-chairs following a successful transition call with Clark in February.
    - Governing Documents Rewrite
        - Jay will validate all concerns have been addressed in the latest version of rewritten documents, including consistent percentage/voting thresholds, clarity of declining quorum language, and compliance with new 2025 Utah statutory changes that affect language in the current governing documents.
    - 2020 Vote Committee
        - The committee met with Jacques in February and reviewed the committee's findings document. The key open question is how the 67% (formerly 75%) voting threshold is measured — specifically, what denominator applies (114 lots, 107 owners, or another basis).
        - The committee has completed follow-up research on this question and is ready to share findings with Jacques. The conversation is expected to occur within the week.
- **Old Business**
    - Document Retention Policy: Jay presented a proposed revision to the current policy. The draft simplifies the structure by eliminating distinctions between paper and electronic records and removing impractical requirements such as retaining deposit slips, expired warranties, and newsletters. Jay to circulate the revised draft for board review.
    - The Division of Wildlife Resources completed its easement survey. The survey identified multiple invasive weed species across the common areas. DWR brought a state invasive species specialist

to the meeting and noted that Utah law requires property owners to take action to manage noxious weeds on their land. DWR also shared a state grant program to fund weed mitigation, with applications due March 20. Jay has begun reaching out to local contractors to obtain quotes in an attempt to submit a grant application. The board is supportive of applying if we can get it done in time. The DWR survey report and invasive weed information have been posted to the HOA website.

- **New Business**
  - The current reserve study is approximately six years old and expires in October 2026. Jay obtained proposals from two vendors: Association Reserves (higher cost; includes on-site visit) and Complex Solutions (notably less expensive). Pricing is lowest with a 12-week lead time. The board discussed conducting an independent engineering assessment of road conditions prior to commissioning the reserve study, in order to provide objective data rather than relying solely on contractor estimates. Jay identified a free road assessment program run through Utah State University for small communities; Brian Sees has prior experience with the program. Jay Polo to contact them.
  - Troy Banks to assess road conditions on Kelly and Pine View; Jenny to assess Maple Road. Both to compile photos and notes for a bundled repair evaluation.
- **Community Proposed Topics**
  - Jacques shared that he has instructed his attorney to withdraw from the first (2020 vote) lawsuit. He expressed a desire to move toward healing within the community. He also shared that he recently reconnected with a neighbor family; they visited and later shared a dinner together.
  - A natural spring is creating road issues on Maple in front of Rick Rojahn's property — an area approximately 14 feet by 3–4 feet where water is coming up through the asphalt. Post Asphalt previously addressed the area but the problem has persisted. The board agreed to include this location in the upcoming road walk and bundle any repair with other road work to make it worth a contractor mobilization. Troy and Jenny to assess roads for a comprehensive repair list.
  - Community members raised concern about horse manure on Maple Road and trail damage caused by horses on wet trails. The horses appear to be from stabled animals, not homeowner-owned horses. This topic can be addressed at the next meeting.
- **Next Meeting and Adjourn**
  - The next regular Board Meeting is planned for April 14th at 7:00 PM.
  - Meeting adjourned.