

Green Hills HOA

May 12th 2026 Board Meeting

Board Meeting

Date: 05/12/2026 at 7:04 PM

Location: Huntsville Library and Zoom

Attendance

- Board and Officers attending:
 - Troy Banks, Jay Polo, Jaimi Liddell, Cindy Crawford

Agenda

- **Call to Order**
 - The meeting was called to order at 7:04 PM.
- **Minutes**
 - April minutes were reviewed, but the vote to approve them was deferred — insufficient board quorum.
 - March minutes remain pending vote for the same reason and will also be carried forward.
 - Corrections identified in the April minutes during review:
- **Officer and Committee Reports**
 - Finance
 - Review monthly P&L and Balance sheet reports.
 - Reserve fund balance: \$934. Board reaffirmed prior authorization to transfer \$60,000 from the checking account to the reserve fund.
 - Monthly expenses included: QuickBooks subscription at \$115/month (three-month introductory discount has ended), post office box six-month renewal, attorney fees of \$75, and one snow removal charge. Dividends received: \$383.
 - Construction escrow paid in full; balance is now \$0.
 - **Motion:** Approve payment of \$650 to Dennis McFarland for weed control service performed May 2nd. Approved; funds were previously allocated.
 - Smith Knowles governing document legal bill resolved: two invoices totaling \$6,500 confirmed to match the signed contract (base package \$4,500 plus Option 2, totaling \$6,500). Payment approved.
 - Board discussed adding electronic billing and online payment options through QuickBooks. Cindy Crawford to research options and costs.
 - Architecture
 - No new architectural review items.
 - Gate

- Community poll on the gate project is still receiving responses. Board will allow additional time for homeowner input.
- Zane confirmed the statute of limitations for gate contractor issue is four years from the date of breach, not the contract signing date; the claim remains within the statute. Zane will handle the matter at half the standard hourly rate. Challenge noted: most communications with the contractor were by phone, leaving limited written documentation.
- A second contractor contacted declined to provide a quote.

- Trail Committee

- Trails have dried out following the wet spring. Trail Committee is planning a community hiking outing.

- Bylaws & Governance

- Jay Polo presented an analysis of inconsistencies remaining in the proposed governing document revisions: many different terms used across the three documents to describe voter/member eligibility, new Utah law establishes new requirements for amending governing documents, and passage thresholds are inconsistent across the three documents.
- Board discussion and emerging consensus:
 - Adopt the term "voting interest" consistent with Utah state law, and define it explicitly within the documents (lot owners who are current on assessments and present in person, by proxy, or virtually).
 - Set the quorum for amendment votes at 51% of voting interest (state minimum); no declining quorum language to be included.
 - CC&R/Declaration amendments to require a supermajority (67% of voting interest). All other governing document amendments to require a majority of quorum participants.
 - Jay Polo to prepare red-lined governing documents and submit to the HOA attorney for review.

- **Old Business**

- Road Infrastructure and Reserve Fund

- Board discussed the validity of the current reserve study, which shows zero expenditures in some years — considered unrealistic given ongoing road maintenance costs. GSH will do a study of our roads to inform our next reserve study.
 - Board confirmed that Utah law does not mandate HOAs fund reserve study recommendations at specified levels; however, the board is committed to building reserve fund balance to responsible levels.

- **New Business**

- Dead tree on Kelly Rd is located close to the road and poses a potential hazard.

- **Motion:** Obtain quotes for removal before authorizing expenditure. Jim to obtain a quote from his tree service contacts; Troy Banks to obtain a second quote. Board to review quotes and authorize removal.
- The front entry sign rotted at its base and fell. Community member Lynn Turner repaired the sign on a volunteer basis and declined reimbursement. Brad Johnson and other community members assisted with the repair.

- **Community Contributions**

- The board recognized Lynn Turner for repairing the front entry sign at no cost to the HOA. Brad Johnson and other assisting neighbors were also acknowledged.

- **Next Meeting and Adjourn**

- Next regular board meeting: June 9, 2026 at 7pm at the Huntsville, Library.
- Meeting adjourned at 8:54 PM.