

Green Hills HOA

June 9th 2026 Board Meeting

Board Meeting

Date: 06/09/2026 at 7:00 PM

Location: Huntsville Library and Zoom

Attendance

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

Agenda

- **Call to Order**
 - The meeting was called to order at 7:04 PM.
- **Officer and Committee Reports**
 - Previous meeting minutes
 - May 12 board meeting minutes were reviewed and approved with amendments.
 - April board meeting minutes remain deferred — the corrected version was not ready for this meeting.
 - March board meeting minutes were approved with an amendment correcting the spelling of someone's last name.
 - Finance
 - Total cash of \$261,299, largely unchanged from last month; the variance mostly reflects a \$6,500 legal fee payment.
 - Road reserve balance is \$56,739 following the \$60,000 fiscal-year contribution. Cindy Crawford to look into displaying the reserve as its own sub-line in QuickBooks rather than folded into the checking account total.
 - Board flagged that snow plowing may be an operating expense rather than a reserve/capital item. The current reserve study only covers road repairs.
 - The Karlsven's escrow account has been closed out.
 - Gate
 - Community gate survey results: roughly 72-75 responses with approximately 51.7% opposed. Board consensus is to not proceed for now, without permanently closing the door to revisiting it with those who raised questions or concerns.
 - It was mentioned that the first contractor quote excluded landscaping, making the cost increase look larger than it actually is, and previously approved funds mean the \$100,000 figure is not all additional spend. A camera-only option was raised as a lower-cost

alternative. Rick Rojahn suggested separating a "formal entryway" from "the gate" in any future survey, since some residents may support one without the other.

- The gate contractor has already built the columns. The disposition of these may need to be negotiated as we terminate our contract with him.
- It was noted that the sanctuary property is now held in an irrevocable trust, which may impact future development — flagged as worth continued monitoring.

- Trail

- Community hike day held about 1.5 weeks ago had low turnout due to weather.
- The ridge trail (started by Mr. Hearst) has been partially cleared; navigation is still unclear in spots, and the next trail workday will focus on wayfinding markers.
- Rick Rojahn's contact information was reconfirmed.

- Governing Documents Rewrite

- Three categories of needed bylaws changes have been identified. The redlines to request these standardizations will be sent back to the attorney once completed.

- **Old Business**

- Road Condition Assessment

- GSH's completed road study found the worst condition at the top of the Kelly Road cul-de-sac, recommending removal and repaving within 2 years. Pine View was estimated at about 5 years of remaining life. Maple Street's lower portion was assessed at roughly 10 more years, with a mill-and-overlay recommended.
- Board flagged that the report is unclear on which section of Maple is affected, and that Pine View appears mislabeled in one section — Troy to request clarification and a correction from GSH, along with measurements for the Kelly Road repair extent.
- The report has been forwarded to a road contractor for cost estimates; crack sealing was flagged as useful near-term maintenance.

- Records Retention Policy

- Board voted to approve the updated records retention resolution. Key changes: electronic and paper records are now treated the same, contract coverage was broadened, correspondence retention was split (7 years for substantive records, 3 years for routine), newsletter retention was reduced, member roster and annual state filings were added as permanent records, an outdated California case-law reference was removed, and the ballot-trigger date was updated. The non-voting treasurer signature line was also removed. Passed unanimously.
- Resolution number and date to be updated to reflect June 2026; the policy will be posted to the community website as its own clearly labeled document (existing fireworks and hunting policies are currently buried as CC&R attachments — board agreed to give policies their own section going forward).

- Dead Tree on Kelly Road

- Motion made to allot up to \$800 for removal of a dead tree posing a road hazard; seconded and passed unanimously.

- **New Business**

- Hunting Policy

- Board discussed a recurring incident in which a non-resident repeatedly sought hunting permission from homeowners by going door-to-door, claiming family ties; the same individual was previously confronted and told to leave, but returned this season. Troy and the board to contact the individual directly to revoke any assumed permission, and send an HOA-wide reminder email linking to the hunting policy on the website.
 - Reminder: only lot owners and immediate family may hunt; owners cannot extend permission to third parties, and insurance covers only members and their household. Board recommended that any family member hunting be accompanied by the homeowner.
 - Fishing/pond update: no new fish were stocked this year due to whirling disease at Cold Springs hatchery, though 60-70 holdover fish remain. Board asked residents to be respectful of nesting sandhill cranes, songbirds, and ducks at the pond.

- Annual Meeting Planning

- Board discussed locking in a room for the annual meeting. The schedule as defined in the governing documents is the second Tuesday of September, which is the day after Labor Day. This date presents travel difficulties. The board will regroup to consider how best to handle.

- **Community Proposed Topics**

- None.

- **Next Meeting and Adjourn**

- Next regular board meeting will be July 14th, at 7pm at the Huntsville library.
 - Meeting adjourned.