

Green Hills HOA

July 14th 2026 Board Meeting

Board Meeting

Date: 07/14/2026 at 7:00 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 7:05 PM.
- **Minutes**
 - April minutes were approved; motion passed unanimously.
 - June minutes were approved with one edit; motion seconded and passed unanimously.
 - Minutes are now current.
- **Officer and Committee Reports**
 - Finance
 - Reviewed the year-to-date balance sheet: cash is \$119,000 versus \$62,000 last year. Golden West money market interest posted in July due to a system issue and will appear doubled next month. Accounts receivable is creeping up; Cindy Crawford has been contacting homeowners directly. No liabilities remain — the construction escrow is paid in full.
 - Board agreed to write off the uncollected 2024 Flatworks Contracting overweight fee; the homeowner has moved and cannot be reached.
 - Jaimi to send an overweight fee reminder to the Thornton's as the project wraps up.
 - QuickBooks rises from \$115 to \$140/month in August; an \$80 Essentials tier exists. Board agreed to stay on the current platform to trial the budgeting feature and revisit tiers after the reserve study.
 - Financials remain posted annually with annual meeting materials, not monthly. P&L review deferred; both statements to be reviewed next month.
 - Architecture
 - No new architectural review submissions.
 - A homeowner adjacent to the water treatment plant asked to plant screening trees extending onto HOA land. The HOA owns the parcel; the water district holds an easement. Citing liability and ongoing construction, the board will coordinate with the water district

on its beautification plans before involving the homeowner; no independent planting approved.

- Gate

- Final gate update survey tally: approximately 51 opposed, 30 in favor, and 20 undecided. Citing insufficient support, maintenance and logistics, the board tabled the gate project with no further spending.
- Open item: negotiate disposition and settlement with the gate contractor for the columns already built.

- Trail Committee

- No report this month.

- Bylaws & Governance

- Jay Polo updated all three governing documents with the consistent term "eligible voters" and uniform vote-counting definitions; they go to the HOA attorney for review this week.
- Plan: a community town hall with the attorney in late September or early October (pending attorney availability), followed by the amendment vote roughly two weeks later.

- **Old Business**

- Road Repairs and Reserve Study

- Troy Banks presented contractor quotes for repaving upper Kelly Rd (~50,000 sq ft), ranging from a 1-inch mill-and-overlay to a roughly \$230,000 six-inch full-depth rebuild that also repairs failed subgrade. Kelly Rd totals ~123,000 sq ft; full replacement at the premium option is roughly estimated to be \$566,000. Reserve planning will use the \$230,000 figure escalated ~10% annually; the board discussed starting any rebuild with the most-driven lower section rather than the top.
- Motion: Allocate \$60,000 for crack sealing and a slurry seal on Maple Dr this year, per the contractor's recommendation for the steep grade. Seconded and approved unanimously.
- The reserve study must be completed in October. Jay has two vendor quotes and will proceed with the preferred one.

- Dead tree on Kelly Rd: additional quotes matched the approved \$800; removal will proceed unless a lower-cost option emerges.

- **New Business**

- Annual meeting confirmed for September 8th at the Huntsville Library (room booking pending); the September board meeting moves to September 1st. An email announcement will solicit board candidates.

- **Community Contributions**

- Scott Nielsen, joining via Zoom, measured Maple Dr (22 feet wide) during the road discussion, offered his crew to assess and possibly remove the dead tree, and thanked the board for its work.

- **Next Meeting and Adjourn**

- Next regular board meeting: August 11, 2026 at 7pm at the Huntsville Library.
- Meeting adjourned at 8:52 PM.