

Green Hills HOA

August 11th 2026 Board Meeting

Board Meeting

Date: 08/11/2026

Location: Huntsville Library

Agenda

- **Call to Order**

- The meeting was called to order at 7pm.
- Troy, Cindy, Jenny, and Jay in attendance.

- **Officer and Committee Reports**

- Approval of the July minutes was deferred for lack of directors present tonight who were at that meeting.
- Finance
 - The balance sheet and P&L statements were reviewed.
 - Payment was made to GSH for the road evaluation.
 - Cash on hand excluding receivables was reported at \$266,000, down from \$309,000 the prior month.
 - The board agreed to downgrade to QuickBooks Essentials and have Cindy maintain the annual budget separately in Excel, saving about \$660 per year.
 - Cindy reviewed and discussed the draft fiscal year 2027 budget.
 - The board reviewed two quotes for a new reserve study: \$1,400 with an eight-week turnaround requiring a site visit, and \$900 with a seven-week turnaround using the HOA's existing engineering data. Jay will confirm by the end of the week whether the \$900 vendor will incorporate the existing engineering study; if not, the board will proceed with the \$1,400 vendor.
 - Troy motioned to authorize spending up to \$1,500 for a new reserve study regardless of which vendor is selected. Jay seconded the motion, and it passed unanimously.
- Gate
 - The board is not pursuing the gate. Still determining whether any funds can be recovered from the contractor.
- Architecture
 - No new updates were reported for the Architecture Committee this month.
- Trail
 - No report; no upcoming trail cleanup activities are currently planned.
- Governing Documents Rewrite

- Jay sent the attorney a summary of the three outstanding issues the rewrite committee set out to resolve, along with the proposed revisions.
- The attorney confirmed availability for a town hall meeting on September 22 at 7:00 PM, to be held in person at the Huntsville Library auditorium.
- Jay plans to distribute a short executive summary of the rewrite, covering original goals and major changes, to homeowners before the September 8 annual meeting.

- **Old Business**

- Roads

- The board will monitor how the recently completed Pine View crack-seal repair holds up before committing to further work there.
 - Engineering estimates call for rebuilding the top third of Kelly Road, at roughly \$200,000, within about two years.
 - Seal-coating Kelly Road as a stopgap was estimated at about \$40,000, and the board did not reach a final decision on whether it is worthwhile.
 - Middle Kelly, lower Kelly, and Pine View are projected to need replacement within ten years.
 - Feedback on the recently completed road maintenance work has been generally positive.

- Fire Mitigation

- The board determined it is too late in the season to mow any firebreaks this year and will revisit it, with a budget estimate from the landscaper, in spring.
 - Troy and Jamie will follow up with the local fire marshal's office for guidance on managing fire risk on the HOA's larger common land.

- **New Business**

- Annual Meeting

- The annual meeting is confirmed for September 8 at 7:00 PM in the auditorium.
 - Jay will draft the announcement email, which will be converted into a mailed paper notice within the required 10-to-30-day window.
 - Proxy forms will be included with the mailed annual meeting notice.
 - A separate mailed notice, also within its own 10-to-30-day window, will be required for the bylaws vote itself.
 - Jay will send an email soliciting community members interested in running for the open board seat, since Jenny's term is ending.
 - Troy and Jamie volunteered to organize refreshments for the September 8 annual meeting and the September 22 town hall.

- Dues and Reserve Planning

- Cindy will prepare a ten-year historical comparison of road-maintenance spending and

dues levels to present at the annual meeting.

- The board noted that quarterly dues are capped at \$225 under the current governing documents, limiting further increases without a membership vote.

- **Community Proposed Topics**

- Road Repair Contact
 - Janae Barbury, a new neighbor, offered a road-repair contractor contact for comparison quotes.
- Fire Mitigation Inquiry
 - A homeowner had emailed asking about fire mitigation on the larger common land; the board plans to consult the fire chief.

- **Next Meeting and Adjourn**

- The next regular board meeting is scheduled for September 1st at 7:00 PM in the Huntsville Library.
- The meeting was adjourned at 8:35 PM following a motion by Troy, seconded by Jay, and approved unanimously.