Green Hills HOA

September 1st 2026 Board Meeting

Board Meeting

Date: 09/01/2026 at 7:00 PM

Location: Huntsville Library

Agenda

- **Call to Order**
  - Jaimi called the meeting to order at 7:06 PM at the Huntsville Library. Troy, Jaimi, Jenny, Jay, and Cindy attended.

- **Officer and Committee Reports**

  – Minutes
    - Troy motioned to approve the July minutes, Jaimi seconded, and the motion passed unanimously.- Jenny motioned to approve the August minutes, Jay seconded, and the motion passed unanimously.

  – Architecture
    - The Architecture Committee had nothing new to report this month.

  – Finance
    - Cindy presented year-to-date actuals compared to the prior year's forecast ahead of the annual meeting presentation.
    - Other income included about $35,000 in overweight road-use fees, largely driven by construction traffic for the Green Hills Water and Sewer District's new treatment plant. The HOA spent $60,000 this year crack-sealing Maple and Pine View, funded through the reserve fund.
    - Accounts receivable totaled approximately $23,000, up from about $17,000 last year, with two delinquent member accounts and the Sanctuary lot making up 92% of the outstanding balance. Cindy will reach out to the Sanctuary's new owner, who has not yet paid dues.
    - Roughly 15 homeowners may be ineligible to vote at the annual meeting due to delinquent dues, though many have indicated payment is already in the mail.
    - FY27 draft budget was reviewed and refined.

  – Governing Documents Rewrite

- Smith & Knowles very recently issued a response to our edits to the CC&R rewrite, which Jay is still reviewing.
- Jay will send the community a summary of the proposed changes by the end of this week, ahead of the annual meeting.

- **Old Business**

  – Gate
    - Troy will continue negotiating with the gate vendor to negotiate recovery of deposit funds; the board previously approved spending up to $1,500 in legal costs if needed.

  – Water Treatment Plant
    - The Green Hills Water and Sewer District's new treatment plant is in the commissioning and testing phase, per a recent update email. Jaimi will reach out to Natalie to resume discussions regarding landscaping.

  – Reserve Study
    - Jaimi will meet with the reserve study vendor, Complex Solutions (Alan Gifford), during their site visit; Jay to confirm the visit's expected duration.
    - The board discussed not sharing Troy's preliminary road-cost estimates with the reserve study vendor, preferring an independent analysis based on the existing engineering study and vendor quotes.

- **New Business**

  – Annual Meeting - Elections
    - Per the governing documents, the board must have at least three directors and in the past has had up to five; it currently has four though will drop to three once Jenny Wheeler's term ends. The board confirmed up to two open board seats will be available for election, with candidates needing a minimum 51% of eligible votes cast to be seated.
    - Ballots will allow each eligible voter to select zero, one, or two candidates, and additional nominations may still be made from the floor before candidate speeches.
    - Brian See agreed to again serve as Sergeant at Arms to manage timing and the vote count.

  – Annual Meeting - Logistics
    - The meeting will use the same proven processes as recent years. Members must sign in as they arrive as well as sign in if they are the proxy for any other members. They will be handed a ballot for themselves and a separate one for each proxy they bring.

– Annual Meeting - Financials
    - Cindy agreed to prepare the FY26 profit-and-loss statement and balance sheet as of August 31, and the FY27 forecast slides before the meeting. The board agreed to present high-level information on past road spending, high-level GSH recommendations, and the ongoing reserve study without disclosing specific projected dollar figures, to avoid preempting the reserve study results.

– Annual Meeting - Governing Documents
    - Jay will speak to the governing documents rewrite and September 22 town hall meeting during the annual meeting and to invite written questions in advance.

- **Community Proposed Topics**
    - None were raised at this meeting.

- **Next Meeting and Adjourn**
    - The HOA Annual Meeting is scheduled for September 8, 2026, at 7:00 PM at the Huntsville Library.
    - A governing documents town hall is scheduled for September 22, 2026, at the Huntsville Library.
    - Troy motioned to adjourn; the motion passed unanimously, and the meeting was adjourned at 8:54 PM.