

## **Green Hills HOA**

### **January 13th 2026 Board Meeting**

#### **Board Meeting**

Date: 01/13/2026 at 7:00PM

Location: Huntsville Library and Zoom

#### **Attendance**

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

#### **Agenda**

- **Call to Order**
  - The meeting was called to order at 7:04 pm.
- **Officer and Committee Reports**
  - December meeting minutes were reviewed and approved.
  - Finance
    - Reviewed and approved financial statements.
    - Invoices for review:
      - Grass Plus (snow removal) - okay to pay
      - Smith Knowles for 3rd draft - okay to pay. Board reviewed the contract and agreed the invoice is legitimate.
    - Stale overweight fee (\$242, May 2024) was billed to contractor instead of homeowner. Cindy to check with Sam on why, then re-send to homeowner. No finance charges to be assessed.
    - The board discussed optimizing the amount of funds that are earning interest. Motion was made and approved to keep minimum \$20,000 or 30 days of anticipated expenses (whichever greater) in checking; move remainder to the money market. The Treasurer is authorized to transfer funds as needed to fulfill this.
    - Cindy to research whether reserve fund requires a separate bank account vs simple a ledger account. Jay to review Utah regulations as well.
    - Cindy had to sign a personal guarantee and credit check in order to manage the bank accounts. Board finds this inappropriate; Cindy to follow up with Golden West and Sam to better understand.
    - Jay proposed the HOA get a credit card for recurring costs (hosting, Google, Zoom). As an alternative the board motioned and approved: Paying web hosting related fees up to \$200/year going forward. Jay to pay current renewal and submit this years and last years expenses.
    - Corporate renewal: Cindy's address to be used as HOA registered address.

- Architecture
  - Nothing new
- Gate
  - Contractor is sharing progress on the permit. Troy will ask for progress in the next 30 days.
- Trail
  - Clark has done an amazing job as Trail Committee chair, however he is taking a position on the Water Board and cannot do Trail Committee as well. Jay to send out an email to the community asking for volunteers.
- Governing Documents Rewrite
  - Burt provided his updates last week, in response to our feedback. We need to meet to review as a board and then review as a Rewrite Committee. Board will meet on the 20th at 7pm. From there the committee will discuss how best to take action to get this to the community.
- 2020 Vote Committee
  - We received final feedback from legal counsel. Committee to incorporate a few suggested changes, then share with the board and Jacques before presenting to community.
- **Old Business**
  - "No Trespassing" signs. Leda had commented as well. Jaimi will validate the need for 3 signs and Troy will order 3 signs.
  - The retention policy was discussed, identifying a contradiction. Jay will draft an update that we can consider and vote on as a board.
- **New Business**
  - DWR has requested time to review their findings from the easement monitoring.
    - Dates will not work, a zoom meeting might work better.
  - Troy proposed a monthly "Community Spotlight" email highlighting 2-3 neighbors. Jenny agreed to lead this effort.
- **Community Proposed Topics**
  - None
- **Next Meeting and Adjourn**
  - The next regular Board Meeting is planned for Feb 10th at 7pm
  - Meeting adjourned at 8:25pm.