

The Greene HOA Annual Meeting of the Members

Approved Minutes

DATE: **Tuesday, September 15, 2020**

Time: **7:00 PM**

Location: **Clubhouse (outside) and Virtual/Zoom**

1. Call to Order by the President of the Board of Directors: **7:12 pm**
2. Presentation of proof that the meeting was duly called by the Board of Directors and that homeowners were notified of the date, time and place for the meeting
 - Tom Armstrong of Principal Management duly provided proof, while explaining that the Election Meeting had to be separated from the Annual Meeting in order to satisfy the requirement of a minimum 60-day window from the establishment of the Nominating Committee until the Elections.
3. Reading and Approval of the 2019 Annual Meeting Minutes (Ken Daniels, Secretary)
 - Motion passed without dissent to approve the 2019 Annual Meeting Minutes
4. Financials (Camille Galbraith, Greene HOA Treasurer)
 - Operating Account Balances: Pacific Premier Bank \$56,446; Chase Bank \$29,359; Total \$74,805
 - Reserve Funds: Primary Reserve at Pacific Premier Bank \$37,966; Special Assessment Reserve at Pacific Premier Bank \$1,110; Total \$39,076
 - Combined Accounts: \$113,881
 - A/R: last time 32 delinquencies, now down to 27, for a total of \$7,817.82
5. Members' Forum
 - **Mr. Mark Harlan** (617 Old Country Rd): For more than 7 years, berm next to house has been intermittently repaired but keeps washing out. Latest attempt has been to plant ivy, with limited results. What can be done to resolve this permanently? **Clinton**: I will take this as an action item.
 - **Mr. Eric Pyle** (1408 Crosspointe St): Would members be interested in reviewing and approve the as-yet unapproved 2017 Special Assessment minutes?
 - No one in the audience expressed an interest in approving them as they were from a previous Board. Members agreed to leave them marked as unapproved.
 - **Ms. Liz Bennett** (902 Middle Run): What is the status of the grass mowing? **Ms. Lesmes**: Frequent recent rain has delayed mowing, but it is being completed as weather permits
 - **Mr. Eumir Martinez** (806 Middle Run): Flowers were beautiful earlier this year, but now they've died. Are we paying for someone to do this? **Clinton**: Ms. Lesmes volunteered to do the flowers before barterer arrived, with help from Ms. Liz Wilson. The barterer is not being paid but serves in exchange for housing. He has a list of tasks, which include watering plants, keeping the pool topped off, and picking up trash.

- **Mr. Fraser Bennett** (902 Middle Run): How healthy are the Greene's reserves relative to our reserve requirements after the special assessment and the increase in monthly dues? **Tom Armstrong** (HOA manager): The Greene has not hired an engineer to do a reserve requirement study. We have about \$400k of assets/amenities that will need to be replaced/repared in future. It would take about \$3k to hire someone to make a plan, which is strongly recommended.
 - **Ms. Cynthia Jones** (1331 Big Stone Gap Rd) Lights have been out for a long time in the Middle Run area. **Clinton**: I've checked them and turned them on every evening. The timer in the control box broken but will be repaired after the required part arrives.
 - **Ms. Evelyn Slough** (907 Middle Run Pl): How much work is the barterer expected to do? **Clinton**; He reports to Ms. Susan Cluse and is given a list of weekly responsibilities. **Mack Graham**: Can we see the barterer's list? **Clinton**: We will post it on our website. **Ken Daniels**: The barterer works part time in exchange for housing.
 - **Ms. Carol King** (822 Middle Run): While walking, took pictures by the creek near the ranger's house, where there was a lot of trash. Branches have been near Old Country Road & Cross Pointe for three weeks, along with mud. The sidewalk extremely raised; it is marked with orange but is obscured by leaves, which the barterer needs to be blow off. [General Applause] **Ms. Lesmes**: Recommend coming to the Board and to property manager (Tom Armstrong) with complaints, not just to me, putting them in writing.
 - **Ms. Liz Bennett**: Is there a way to trim roots & rearrange debris in creek, breeding for West Nile virus?
 - **Mr. Mack Graham** (623 Old Country Rd): Thanks the Board for this year's pool, which has been kept clear and is maintained by a good company. Also, the grass is being maintained well.
 - **Ms. Slough**: Thanks to board, you've done a good job, proud of The Greene.
 - **Mr. Matt Jones** (618 Carriage Way): There have bene issues with the bartering system compared to having an employee. Can we go back to hiring a ranger? **Clinton**: Will require an extra \$40-50k; will leave it to next Board to decide.
 - **Mr. Mark Harlan**: Are we still having problems with kids jumping the pools? **Clinton**: Only a couple of times at beginning of summer, but not since then? **Mark**: In past, there was discussion about building gate at north end to deter entry. Asks the Board to consider it.
6. Announce Date/Time of Special Meeting for Board Elections: **September 29 at 7:00 p.m.**
 7. Adjournment of 2020 Annual Meeting: **8:19 p.m.**

Meet the 2020 Greene Board Candidates

- 1) The following Board candidates presented short introductions: Juan Hernandez, Telese Clarke, Hannah Olsen, Liz Wilson, and Juanita Lesmes
- 2) Clinton read a written statement by candidate Sheila Harrison
- 3) Adjourned at **8:27 p.m.**