

GREENE HOA ANNUAL MEETING AND BOARD ELECTION

DATE: Tuesday, September 13, 2022

Time: 7:00 PM

Location: Clubhouse

Called Meeting Minutes

1. Call to Order by the President of the Board of Directors – 7:05pm.
 - a. Present: Liz Wilson (President), Juanita Lesmes (1st VP), Lillian Johnson (2nd VP), Sheila Harrison (Treasurer), Hannah Olsen (Secretary), Thomas Gilliam (Manager, substituting for Tom Armstrong)
 - b. Absent: Evelyn Slough (At Large)
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 – Liz presented proof as recorded in the packet.
3. Roll call of members present and presentation of proxies by homeowners' association management, Principal Management for quorum – confirmed by Tom, Tom's boss
4. Election of Board of Directors' Vote and Tally
 - a. Tom and Juanita will count ballots
 - b. Invitation for candidates to introduce themselves
 - i. Van Duitsman – longtime resident, happy to serve now but happy if he loses.
5. Approval of the 2021 Annual Meeting Minutes – Renato de los Santos moved to approve minutes as presented, Fraser Bennett seconded, passed without objection.
6. Financial Report – Sheila presented financial report as of July 31st.
 - a. Second water leak is resolved, and cost \$1800 instead of \$18,000.
 - b. Finances are still healthy despite unexpected costs.
 - c. Question re: partial reimbursement from City regarding extra \$ for water leak; we believe it is coming but we have not seen it yet.
7. Excess income determination resolution – presented by Sheila. Excess income is not anticipated, but per Texas law it needs to be passed anyway.
 - a. Question: what happens if it isn't approved? It stays in regular accounts.
 - b. Question: what is required amount for reserves? Not sure, but it is healthy.
 - c. Clinton Franklin motioned to approve the resolution, Renato de los Santos seconded, passed without objection.
8. Members Forum

- a. Clinton: thankful that tree by his house which was hit by lightning was removed.
 - b. Fraser Bennett: I asked about status of sidewalk repair last year, wanted to express appreciation for it being done.
 - c. Mr Harlan: Thanks to all the board members who are going off and all the work they've done.
 - d. Clinton: have we lost a lot of trees this year? Board: yes, about 5 big trees and several big branches, and some still need to be taken down.
 - e. Renato de los Santos: progress on construction? Liz: it's looking good, up to second story now. Builder feels confident that they will be done by new year at latest. Lot formerly Kennedys has a different owner who does not yet have permits for construction. Will homes be rented or sold? Cincero: probably sold.
 - f. Ken: wifi isn't working? Board: we aren't sure...Ken was not able to remotely access security cameras recently.
 - g. Dr Harlan: update on drainage by his house and person looking at it? Liz: Tom and I discussed yesterday, guy who came out said we needed an engineer, gave Tom contact info for an engineering company. Tom has been trying to contact them but has not yet made contact; he will look for another company.
 - h. Renato de los Santos: in the past we have done social events, are any upcoming? Lillian said Juanita was going to work on Christmas, Diana said it's up to whoever wants to organize it, Sheila said we probably need a social committee, Liz agreed and invited volunteers. Juanita arrived back, said she wants to do something soon, maybe movie night for Halloween; decorating contest also mentioned.
9. Presentation of results of 2022 GHOA Board Elections
 - a. Deena Williams
 - b. Ken Daniels
 - c. Van Duitsman
10. Adjournment – 7:40pm