

## HOA Board of Directors Meeting (Open) Called Meeting Minutes

DATE: **June 27, 2023**

TIME: **7:00 pm**

LOCATION: **Clubhouse**

1. Call to Order: **7:05 pm**
  - a. **Present:** Liz Wilson (President), Lillian Johnson (1<sup>st</sup> VP), Van Duitsman (2<sup>nd</sup> VP), Ken Daniels (Secretary), Deena Williams (Treasurer), Evelyn Slough (At Large; Assistant Treasurer), Tom Armstrong (Manager)
  - b. **Absent:** None
2. Members' Forum
  - a. **Don Adair** (622 Old Country Road): Light by Demetrius' house is leaning and is rotten at ground; could get blown down. It has been repaired multiple times. Recommend replacing with new pole. We've contracted with Birdsong Electric in the past. **Van:** Ignatio Cortes repaired a lamp by the pool recently and could be called on for this.
  - b. **Juanita Lesmes** (807 Middle Run): Concerned about expenses incurred that aren't always being communicated to the rest of the Board. The Board is doing a great job, but better communication is needed. Discussion ensued about projects that weren't fully communicated, e.g., painting of bridge.
    - i. **Van** explained that the contractor for the painting was already on site for another job and there wasn't time to get approval for the painting, which was under \$500 (\$300 for each of two bridges), though it was part of a larger package over \$500.
    - ii. **Don** and **Lillian** debated whether the Board was acting outside of spending protocols, with Don defending the Board's actions and Lillian arguing for tighter approvals of expenditures.
    - iii. **Lillian** expressed preference for improving the inside of the clubhouse before painting bridges, as people are using the clubhouse. **Van** expressed that the bridge work was needed urgently to prevent rot and structural decay.
  - c. **Katrice** (604 Old Country Rd): Liz welcomed her as a new member.
3. Approval of Open Meeting Minutes
  - a. Evelyn moved, and Lillian seconded, **motion to approve open meeting minutes for May 23, 2023; approved without objection (5-0).**
4. Summary of Actions Taken during May 23, 2023 Executive Board Meeting (**Ken**)
  - a. Motion for Mr. Cortes to paint the clubhouse for no more than \$6,900; approved without objection.
  - b. Motion to engage Scott Cantrell to re-roof the sheds, not to exceed \$8,500; approved without objection.
  - c. Motion for Deena to sign up for a Lowe's credit card with a 5% discount on all purchases; approved without objection.
  - d. Agreement to pursue bridge painting, though there was no vote taken.
5. Reports
  - a. Grounds (**Van**)
    - i. Plumbing repairs: Completed
    - ii. Clubhouse painting: Completed

- iii. Waste bins: Lee sent options, beautification committee will make a decision
  - iv. Pool lights: Lights go out around 2:00 a.m.; verified that the lights are still on at 10:00 pm when locking every night but intermittently turn off briefly. About a week ago, Juanita found 10 people in pool and called the police. Looking into auto locking. Carol McKee and Rosemary Ross have been opening the pool in the mornings.
- b. Financials (**Deena**)
- i. Financial report: May statement
    - 1. Total cash, including reserves: \$152,604, compared to balance at end of 2022 of \$133k. Cash has gone up by \$20k; we still have a positive cash flow. The purpose of our dues is to keep the grounds maintained, not to make money. Insurance costs are going up, and we're facing expenses for the sheds, but overall, we are looking up.
    - 2. We are currently \$23k under budget for the year to date, but there are items budgeted for the future.
    - 3. **Tom**: Asked about I bond purchase transfer. **Deena**: transferred from PPB to Chase and paid it out of Chase. **Tom**: We will audit this.
  - ii. Credit card update: Obtained a Chase Visa credit card under Deena and the Board's name, for use by the Board. We were approved for a Lowe's credit card, which is on its way. We will decide on credit policy during Executive session.
- c. Communications/Website (**Ken**): Encouraged members to visit our website at [www.thegreenehoa.com](http://www.thegreenehoa.com) to view financials, minutes, agendas, Board members, etc.
6. Routine Business
- a. Greene Committees
- i. Welcome (**Carol King**):
    - 1. 260 Carriage Way: Moving out by end of month
    - 2. 718 Carriage Way: Remodeling finished, vacant
    - 3. 826 Middle Run: Vacant
    - 4. 1403 Big Stone Gap: No workers/activity recently, vacant
    - 5. 604 Old Country: New resident
  - ii. Greene Beautification: (**Lee Austin** not present; **Liz** provided update)
    - 1. Thanked Lee for the work on the island and around pool. Waiting until next year to do more, too late for new flowers. Tom donated three kinds of bulb flowers by clubhouse. Liz and Corey Williams planted monkey grass and spider lilies along front edge.
    - 2. Liz and Dudley looked on Amazon for trash bin options; no final decision has been made.
    - 3. Considering getting two more chaise lounges for the pool; will discuss in executive session.
    - 4. Front island is coming together nicely.
  - iii. Architectural Control Committee (**Don Adair**):
    - 1. Owner of 706 Carriage Way sent painting request to Don Adair, Peg Shrum, and Associa over two weeks ago. No response from Associa yet. **Tom**: Address it to Julie at Associa.
    - 2. **Juanita**: Concrete is already breaking up at one of the new Crosspointe units.
  - iv. Crosspointe Fire/Recovery Update (**Don**): One vacant lot left. Because its mission is complete, at Don's request, Van moved, and Evelyn seconded, **motion**

**to end the Crosspoint Fire/Recovery Advocacy Committee; approved without objection (5-0).**

7. New Business

- a. Nominating committee
    - i. **Rosemary Ross:** Three Board members are up for reelection, including Evelyn who was appointed when Hannah left mid-term: Liz, Lillian, and Evelyn. All three have agreed to stand again. Rosemary asked for volunteers. Need to have three members of nominating committee established by July 16 (60 days before September 14 annual meeting). Ken will serve as Board liaison to nominate committee.
  - b. Community opportunities to serve (**Van**)
    - i. When members are ill and need meals, Juanita prepares and Ms. King and Sheila Harrison coordinate taking meals to those who need them. **Don:** If you know someone who needs a meal, call Juanita.
  - c. Shed options: **Don** expressed preference for keeping the investments we've made in our existing wooden sheds instead of purchasing new metal sheds. Metal sheds do not comply with policy.
  - d. Pool locking options (**Van**): Will get advice from Tom.
  - e. Pool plastering (**Van**): Rosemary notified Van about delaminating at 7' mark in deep end. Reached out to Accent Pools, who quoted \$3k to fix a small square. Cheaper to repair in winter; will wait until then. Now seeing more issues with surface plaster. **Tom:** Red Truck should be able to patch it.
  - f. Dead and dying trees (**Van**): Franciso Albarron Tree Service took down tree by the playground for \$150. Got quotes for two dangerous trees with large limbs that need to be taken down immediately. Sent to Board, will discuss. **Don:** Albarron has served us for about 10 years. **Van:** If anyone else notices something dangerous or obstructive, please let us know.
  - g. Bridge painting (**Van**): Asked Ignacio Cortes to scrape and paint. Wood is rotting.
  - h. Treasury bill investments (**Ken**): We currently hold I bonds that track inflation, which has been declining, and our limit is \$10k per year. We can also invest in Treasury bills, notes, or bonds, with terms between four weeks and 30 years. Short-term Treasury bills currently yield over 5%; recommend staggering the purchase of bills with different durations. Will recommend a purchase schedule to the Board for approval.
8. Date and Time for July 2023 Greene Board Meeting: **July 25 at 8:25 pm.**
9. Adjournment: **8:25 pm**