

HOA Board of Directors Meeting (Open) Called Meeting Minutes

DATE: **October 24, 2023**
TIME: **7:00 pm**
LOCATION: **Clubhouse**

1. Call to Order: **7:05 p.m.**
 - a. **Present:** Liz Wilson (President), Lillian Johnson (1st VP), Van Duitsman (2nd VP), Deena Williams (Treasurer), Ken Daniels (Secretary), Tom Armstrong (Manager)
 - b. **Absent:** Evelyn Slough (At Large; Assistant Treasurer)
2. Members' Forum
 - a. **Don Adair** (622 Old Country Rd): Asked for update on drainage issue near Mr. Harlan's house. **Van:** Sending emails to City about once a month; City is waiting on attorney to finish paperwork. **Lillian:** This is not The Greene's responsibility, correct? **Don:** It is indeed; the water is draining from The Greene to Harlan's property. The City originally installed a berm to protect residents' homes, but now the berm is part of the problem, though they deny responsibility. **Liz:** The City has agreed to make sure an engineer tells us exactly what is wrong. City is not taking responsibility but will provide a report. **Van:** Last contact was October 10, when they requested contact info, and Van gave it to them. **Clinton Franklin:** Requested that we protect The Greene's funds. **Van:** It will need to be established what our responsibility is. **Clinton:** Do we have an ETA on when the City will get back to us? **Van:** No; all we can do is to send friendly reminders and visit in person. **Juanita:** Had a similar problem at her house; she and Rosemary built a barrier to protect themselves. **Van:** This is different, for the record.
 - b. **Rosemary:** Commended Van for handling a recent situation at the pool with suspected intruders. Also commended Clinton for his role in addressing pool issues. **Juanita:** A different set of kids come, throwing chairs in the pool.
 - c. **Mr. Lesmes** (807 Middle Run): Bulk trash is not being deposited close enough to the street for Republic to pick it up. **Lillian:** Republic is short-staffed and hasn't been able to pick up trash on a regular schedule. **Van:** There's been an abnormally large volume of trees, too much for Republic to pick up at once. **Ms. King:** Republic has a phone number for special pick-ups. **Lillian:** Arranged for them to pick it up specially, but it took about a month.
3. Approval of Open Meeting Minutes
 - a. Van moved, and Lillian seconded, **motion to approve August 22, 2023 minutes, approved without objection (4-0).**
4. Summary of Actions Taken during August 22, 2023 Executive Board Meeting (Ken)
 - a. Board approved without objection a **motion to engage Associa to draw up new collection policy for The Greene for \$75.**
5. Reports
 - a. Grounds
 - i. Tree limb falling on neighbor's car (**Liz**): Received a phone call about a month ago from Mr. Govan; a large limb from an apparently healthy tree fell on his son's car parked across the street from Ms. Liz's house. Made some calls; Don Adair and Mark Harlan helped remove the branch. Car was damaged, but no claim has been made yet. The Board will consider compensation if asked.
 - ii. Tree removal update (**Van**): Got approval to remove the bodark tree by the bridge; Ramon did the job for \$1,200. Ramon also bid for \$800 to trim four trees by Crosspointe/Old Country. He raised the canopy, but didn't completely trim all the high dead branches. Will call on Albaron tree service in future for higher branches. Another

tree is hollowing out, a danger to shed, will probably cost about \$1,000. There continues to be an ongoing need for tree work.

- b. Pool
 - i. Pool locking options update (**Ken**): Researched options for waterproof automated scheduling lock but unable to find one that was both waterproof and schedulable. **Liz**: We need to set a policy for guests and acquaintances.
 - ii. Pool deck repair: **Van**: Asking for bids to repair pool deck. First bid is \$32,000. Waiting on bid for spot repair. Bid for \$1500-\$2000 diving to repair underwater plaster. Another bid for underwater plaster was \$3,000.
 - iii. **Juanita**: When are we shutting down the pool for the season? **Liz**: October 31.
 - c. Playground
 - i. **Liz**: Someone stole a swing and a tire from the playground. **Sheila**: It's been gone since summer.
 - d. Clubhouse (**Lillian**)
 - i. Counters: Replaced by Mr. Ignacio Cortes under budget
 - ii. Sink: Yellow sink replaced by Mr. Cortes under budget
 - iii. Trash bin (**Liz**): Mr. Cortes recommends buying a trash bin and he could install it, for a total of \$850. **Don**: Ranger used to pick up the trash immediately after clubhouse events.
 - iv. Issue with used clubhouse fridge (**Van**): DoLittle's Appliance came out three times and repaired the unit under warranty; no more frost buildup.
 - e. Financials
 - i. Financial Report (**Deena**): Financials are looking good; at end of August, we have just over \$135k in cash, including reserve and operating funds. Last month we were break-even for cash flow for the year, and we are now up \$3k. Our bottom-line net income is now \$13k over budget.
 - ii. Treasury bill investment update: We will deposit \$45k in treasury bills in the next couple of weeks.
 - f. Communications/Website (**Ken**): No updates
6. Routine Business
- a. Greene Committees
 - i. Welcome (**Carol King**):
 1. 608 Old Country Rd: Homeowners Alma Macias and husband Daniel and one child moved in in mid-August.
 2. 620 Carriage Way: Renters Daniel & Brea Gonzales moved in on Sept 12
 3. 718 Carriage Way: Renters Genn Hibern moved in on September 12
 4. 826 Middle Run (Coy): Vacant for almost 2 years; no activity
 5. 1403 Big Stone Gap: Still vacant, but finishing repairs
 6. 847 Middle Run Ct: Renters Tynisa Adams and daughter moved in on October 8
 7. 843 Middle Run Ct: Maggie Hernandez and family trying to sell, still living there
 - ii. Greene Beautification: **Liz** (on behalf of Ms. Lee Austin): Liz and Lee have worked on island, added pumpkins, will get season plants for next year. Spent \$1,200 total this year. **Don**: Austins donated big stones.
 - iii. Architectural Control Committee (**Don Adair**): New town house unit is going in at 1412 Crosspointe. Owners caught up on late fees. ACC is requesting plans for the lot and a copy of the building permit.
7. New Business
- a. Updating policies (**Tom**): No update yet
8. Date and Time for Next Greene Board Meeting: **Tuesday, November 14 at 7:00 p.m.**
9. Adjournment: **8:21 p.m.**