

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

DATE: **November 14, 2023**  
TIME: **7:00 pm**  
LOCATION: **Clubhouse**

1. Call to Order: **7:02 p.m.**
  - a. **Present:** Liz Wilson (President), Juanita Lesmes (1<sup>st</sup> VP), Van Duitsman (2<sup>nd</sup> VP), Deena Williams (Treasurer), Evelyn Slough (Assistant Treasurer), Ken Daniels (Secretary), Tom Armstrong (Manager)
  - b. **Absent:** None
  - c. **Tom:** Requested to add to agenda item: Final approval of 2024 budget
2. Nomination and Election of Officers for the 2023 Greene Board of Directors
  - a. Van made, and Evelyn seconded, **motion to nominate Liz Wilson for President, Juanita Lesmes for 1<sup>st</sup> VP, Ken Daniels for Secretary, Evelyn Slough for Assistant Treasurer, Deena for Treasurer, and Van for 2<sup>nd</sup> VP; approved without objection (5-0)**
3. Members' Forum
  - a. **Lillian Johnson** (923 Middle Run Place): Dogs at 1419 Big Stone Gap got out at 2:30 p.m. on Saturday while she was walking by. Called City of Duncanville; they don't deal with situations unless there was an attack. **Clinton Franklin:** Have we sent the owner a letter? **Tom:** Will address in executive session
4. Approval of Open Meeting Minutes
  - a. Deena made, and Van seconded, **motion to approve October 24, 2023 Open Meeting Minutes; approved without objection (5-0)**
5. Summary of Actions Taken during and September 14 and October 24, 2023 Executive Board Meetings
  - a. September 14:
    - i. Engage Ramon to take out tree by bridge for \$1,200 (approved 3 for, 1 against)
    - ii. Engage Ramon to trim four trees by Crosspointe & Old Country near Demetrius' house (approved 4-0)
    - iii. Open new higher-interest Enterprise B&T reserve account and transfer existing PPB reserve funds into it
  - b. October 24
    - i. Establish Amenities Committee with Lillian Johnson as its head
6. Reports
  - a. Grounds (**Van**)
  - b. Pool (**Van**)
    - i. Pool pump: Spent \$1,609 to replace one of the pumps, including surge protector
    - ii. Pool deck
      1. Received initial bid of \$32k to repair deck
      2. The person who replaced pump bid \$10k to grind out worst-condition front areas, fill then in, and add new sealant coat
    - iii. Pool walls
      1. Received bid to replaster entire pool for about \$20k
      2. Alternatively, divers could patch worst areas for \$1,500-\$2,000. Will discuss in Executive session.

- c. Clubhouse (**Lillian**)
    - i. Clubhouse has been rented frequently
    - ii. Renters (not sure which ones) took pin from sliding door and drain from sink
    - iii. Sprayed counter for ants
    - iv. Proposed Christmas party on December 2
  - d. Financials (**Deena**)
    - i. Financial Report
      - 1. Still doing well, with about \$1k positive year to date and \$7k net income over budget
      - 2. Some large expenses this year: Roofs for storage sheds, clubhouse counter tops, new stove, fridge, replacement pool pump, tree removal.
    - ii. Treasury bill investment update: Invested \$44k in 12-month treasury bill.
    - iii. Budget (**Tom**):
      - 1. **Carol King**: On the first page what is the \$1800 for postage and the \$900 for telephone service? **Tom**: Telephone services is for the emergency pool phone. **Carol**: What is being done about \$13,000 in late fees? **Tom**: Explained the collections policy and ongoing efforts to collect
      - 2. Evelyn made, and Deena seconded, **motion to adopt the 2024 budget as presented; approved without objection (5-0)**
  - e. Communications/Website (**Ken**): No updates
7. Routine Business
- a. Greene Committees
    - i. Welcome (**Carol King**)
      - 1. **826 Middle Run** (Coy): Still vacant, unoccupied for over two years, no activity
      - 2. **1403 Big Stone Gap**: Still vacant, remodeling likely complete, for sale online
      - 3. **843 Middle Run Ct**: Maggie Hernandez & family living in home, up for sale
      - 4. **708 Carriage Way**: Recently put on market; new roof added last week
    - ii. Greene Beautification (**Lee Austin**)
      - 1. **Liz** (on behalf of Lee): Lee has been working to beautify the islands. Proposes to add a new tree now in the fall. **Mack** proposed to plant live oaks. **Juanita** will start looking for a tree.
    - iii. Architectural Control Committee (**Don Adair**): Don not present
8. New Business: None
9. Date and Time for Next Greene Board Meeting: **Tuesday, January 23, 2024, at 7:00 p.m.**
10. Adjournment: **8:05 p.m.**