

HOA Board of Directors Meeting (Open) Called Meeting Minutes

DATE: **January 23, 2024**
TIME: **7:00 pm**
LOCATION: **Clubhouse**

1. Call to Order: **7:05 p.m.**
 - a. **Present (not sufficient for quorum):** Liz Wilson (President), Van Duitsman (2nd VP), Ken Daniels (Secretary), Tom Armstrong (Manager)
 - b. **Absent:** Juanita Lesmes (1st VP), Deena Williams (Treasurer), Evelyn Slough (Assistant Treasurer)
2. Members' Forum
 - a. **Peg Shrum** (612 Carriage Way): Would like to revisit the ruling on the tennis courts that there can be no children allowed to play. **Clinton Franklin** (704 Carriage Way): The intent of the rule was to prevent unaccompanied children from messing up the court with pets and roller blades. **Lillian Johnson** (923 Middle Run Place): Proposed to distribute a reminder letter to all residents. **Liz** agreed. **Member discussion:** Tennis or pickleball only, no pets, no roller blades, no unaccompanied children under the age of 7. Children six and under must be accompanied by a person 16 years or older. Must wear sneakers. **Peg:** Propose to paint pickleball lines the next time the courts are resurfaced.
 - b. **Don Adair:** Regarding the \$20k bid to replaster pool: this is in line with what we paid about ten or so years ago. **Clinton:** believes we replastered the pool in 2021. **Tom:** Will look up what was done in 2021, whether a full replaster or a patch-up.
3. Approval of Open Meeting Minutes
 - a. Van moved, and Ken seconded, **motion to approve November 14, 2023, minutes; approved without objection (2-0)**
4. Summary of Actions Taken During November 14, 2023 Executive Board Meeting
 - a. **Motion to solicit a bid for Ramon to remove the hollowed-out tree by the shed, not to exceed \$1200; approved without objection (5-0)**
5. Reports
 - a. Grounds (**Van**; Juanita not present)
 - i. **Van** expressed appreciation for Juanita's leadership and help on the grounds
 - ii. Ramon took down a tree by the bridge in early January
 - iii. **Liz:** Another tree came down on the driveway toward Corey's house; **Mack Graham** (623 Old Country Rd) volunteered to cut it up so Corey can remove it.
 - iv. **Van:** Ramon offered to take down another tree near the clubhouse; declined in favor of member volunteering
 - v. **Tom:** FYI, the total shed storage is 1,200 square feet (20' x 20'; 17' x 50')
 - vi. **Tom:** Is the large mower owned by the HOA? **Van:** Yes. **Tom:** Is it stored in the shed? **Van:** Yes, unless it's being serviced. **Don Adair:** We bought the Toro mower for \$9k about 7.5 years ago. There is an older dilapidated mower in the shed; we should verify that Ramon is not using it for other jobs
 - vii. **Peg Shrum:** Asked about new signage at entryway. Don: Lee Austin donated rocks and the sign was repainted, looks good.
 - b. Pool (**Van**): Refer to Member Forum discussion in section 2b above
 - c. Financials (**Tom**; Deena not present)

- i. As of end of October, we have a \$136k balance, compared to \$133k for September 2022
 - ii. Receivables high, but are examined every month in Executive session
 - iii. Net income \$1,354. Still early to say we had a good 2023, but it's good that it's positive and not negative
 - iv. November Financials
 - 1. **Tom:** Under Reserve Funds (account 1352) in the Balance Sheet, \$41,798 was used for Treasury investment. Why does this not match the \$44k we had agreed to invest? **Ken:** A possibility is that, while the purchase price was \$41,798, the redemption value at maturity will be \$44k. Ken will ask Deena to clarify the purchase amounts and the present value of the Treasury instruments.
 - 2. **Ken** explained the difference I Bonds and Treasury bills:
 - a. I Bonds track the official inflation rate and are adjusted every six months as inflation changes. They must be kept for a minimum of one year and a maximum of 30 years. A maximum of \$10k may be purchased per year. We bought \$10k in December 2022 and \$10k in January 2023, and they are currently accruing interest at 4.35%. Both are currently redeemable but will continue to accrue interest until redeemed.
 - b. Treasury bills must be held until their fixed maturity date and must be redeemed at that time. We purchased a one-year treasury bill in November 2023 at 5.214%, to be redeemed for \$44k in November 2024.
 - 3. **Tom:** Insurance will come up for renewal in April. Townhome insurance rates are skyrocketing. **Don:** his insurance increased by a third; **Jeff Shrum:** his insurance went up by 50%.
 - d. Communications/Website (**Ken**): No updates
6. Routine Business
 - a. Greene Committees
 - i. Welcome (**Carol King**, not present)
 - ii. Greene Beautification (**Lee Austin**, not present)
 - 1. **Liz:** Covered the plants in the entrance island
 - iii. Amenities (**Lillian Johnson**)
 - 1. Didn't have Christmas party due to bookings and freeze; money is now available for a spring fling
 - iv. Architectural Control Committee (**Don Adair**)
 - 1. The final Crosspointe slab, for 1412 Crosspointe, was poured about a week and a half ago. It's being constructed by the same outfit that did 1414 Crosspointe
 - 2. No new ACC requests
 - 3. Asked about using ClickFix website (<https://seeclickfix.com/>) to submit reports of illegal building activities
7. New Business: None
8. Date and Time for Next Greene Board Meeting: **February 27, 2024, at 7:00 p.m.**
9. Adjournment: **8:02 p.m.**