

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

DATE: **February 27, 2024**  
TIME: **7:00 pm**  
LOCATION: **Clubhouse**

1. Call to Order: **7:02 pm**
  - a. **Present:** Liz Wilson (President, 1308 Crosspointe St), Juanita Lesmes (1st VP, 807 Middle Run), Van Duitsman (2nd VP, 810 Middle Run), Ken Daniels (Secretary, 1427 Big Stone Gap Rd), Evelyn Slough (Assistant Treasurer, 907 Middle Run Place), Tom Armstrong (Manager, PMG/Associa)
  - b. **Absent:** Deena Williams (Treasurer, 1310 Crosspointe St)
2. Members' Forum
  - a. **Lillian Johnson** (923 Middle Run Place): Called police the week before last because solicitors called at 8:30 pm. Can we make this a no solicitation neighborhood? **Evelyn:** Solicitors came to their door at 9:00 pm. **Lillian:** We are not required to open our doors to anyone. **Juanita:** Solicitors came today. **Tom:** Recommend adding to agenda for next meeting. **Liz:** Corey Williams (ranger) saw four solicitors with a van. **Van:** Expressed caution against barricading/isolating ourselves from the outside world. **Lillian:** Encouraged us to get to know our neighbors and watch out for each other.
  - b. **Don Adair** (622 Old Country Rd): A week ago, neighbor Rosa Stevenson (618 Old Country Rd) was upset to have received a letter of noncompliance relative to a temporary basketball goal. A homeowner had called PMG saying the basketball goal violated Covenants. Don would like to propose that the Board approve any future notices of violation before PMG sends it out. Rosa passed on to Don the February 8 letter she had received, which complained of brown and black people playing basketball. Rosa would like to know who made the complaint and have a conversation. She would be within her rights to sue the individual but would like to discuss and work it out. **Tara Flatt-Ferguson** (902 Carriage Way): Also received a violation, and she contacted Patricia at PMG. **Liz:** Also received a violation. **Tom:** Individual names should not be discussed in open session. Third-party inspection company had been hired in haste. Tom would never have authorized a notice against a basketball goal.
  - c. **Carol King** (822 Middle Run): Had to get a new checking account. Called Tom, who said he would ask Associa to send a payment form, but they have not yet sent her a form. **Tom:** Please write a check to The Greene HOA and give it to me (Tom).
  - d. **Isai and Monica Del Bosca** (1408 Crosspointe): Happy to be living in The Greene for one year as of tomorrow, February 28.
3. Approval of Open Meeting Minutes for January 23, 2024
  - a. **Don:** Regarding 6.a.iv.3, this should be phrased as a question about using ClkFix website, not as a recommendation to use it
  - b. Van moved, Evelyn seconded, **motion to approve January 23, 2024, minutes with Don's proposed amendment; approved without objection (4-0)**
4. Summary of Actions Taken During January 23, 2024 Executive Board Meeting
  - a. **Ken:** No quorum, no actions taken
5. Reports
  - a. Grounds (Juanita & Van)
    - i. **Van:** Observed good volunteer work; Mack Graham has done extensive tree work, saving thousands of dollars of tree work over time. New neighbor at 1403 Big Stone Gap Rd volunteered to help take down a tree that would have otherwise been a \$400 job
    - ii. **Van:** Park ranger is in the process of painting lamp poles

- iii. **Van:** Requesting input on garbage can replacement options. How do we get traction on this? **Liz:** If any members see good options, please let us know. **Lillian:** What about the trash can for the clubhouse? **Liz:** It was being pursued; need to resume
    - iv. **Van:** Confirmed that Ramon (our mower contractor) is leaving the Toro mower in the shed when not being maintained
  - b. Pool (Van)
    - i. We need to prioritize park ranger to blow pool deck; debris causing pool pump outages
  - c. Financials (Deena, not present)
    - i. **Evelyn:** We did not receive any financial updates from Deena. Petty cash account balance: \$10k. Other bank accounts are healthy
    - ii. **Liz:** Deena not present because she is needing to care for her ailing mother in Denton
    - iii. **Ken:** Financials are posted on our website (<https://thegreenehoa.com/financials>) through December 31
    - iv. **Evelyn:** Summarized Financials as of December 31 from website
      - 1. **Operating Account:** \$136,683
      - 2. **Income:** Under budget by \$6,241 for December; for 2023, under by \$185
      - 3. **Largest Over Budget Expenditures:** Collection charges \$2,548; landscaping \$2,910; roof repair and maintenance: \$7,305.
      - 4. **Largest Under Budget Expenses:** Common area repair and maintenance: \$1,992; other repairs and maintenance: \$3,330; other professional fees: \$3,246. Overall, we're healthy.
  - d. Communications/Website (Ken)
    - i. Will explore use of Google calendar to capture clubhouse reservations, since TownSq requires member access and would not work for rental residents.
    - ii. Read new provisional addendum to tennis court rules on website (<https://thegreenehoa.com/policies>)
- 6. Routine Business
  - a. Greene Committees
    - i. Welcome (Carol King)
      - 1. **Carol:**
        - a. **826 Middle Run** (Ms. Coy): vacant for over two years
        - b. **1403 Big Stone Gap:** New owners Megan and Joshua moved in on Jan. 1
        - c. **842 Middle Run Ct:** New owners Mark Andrew and Abigail McMeans closed on Feb. 20
        - d. **708 Carriage Way:** Continues to be up for sale
        - e. **724 Carriage Way:** Recently marked for sale; occupied by Ann Bush
      - 2. **Evelyn:** Diana Hersey at **855 Middle Run** has put up her house for sale and has moved out
    - ii. Greene Beautification (Lee Austin)
      - 1. **Liz:** Lee's husband Dudley is in hospital. Lee and Liz and others worked on island last year. Not going to add new flowers this year because we installed drought-tolerant plants last year. Ranger is adding mulch and cleaning up. **Don:** Kudos for keeping the pansies alive all winter
      - 2. **Monica:** Are we replanting trees? **Liz:** Yes, but they need to be adopted and cared for/watered by members. **Van:** proposed creating a committee for new trees.
    - iii. Amenities (Lillian Johnson)
      - 1. Created a one-page flyer to distribute to homeowners at their doors. Includes contact numbers, amenities, etc.
    - iv. Architectural Control Committee (Don Adair)

1. **Don:** New build (1412 Crosspointe) is in progress
2. **Don:** Received verbal ACC request for 618 Old Country Rd to replace damaged roof with new one
3. **Liz:** If anyone has a water meter that's defective, the homeowner needs to contact the City. Many of the new builds have defective water meters

7. New Business

- a. Dues Adjustment Discussion (**Juanita**): Proposed to reduce fees by \$10 per month for a year. Volunteer work has saved a lot of money.
  - i. **Don:** Membership voted for these dues to invest in our properties; large expenses coming, including for pool
  - ii. **Sheila Harrison (622 Carriage Way):** Recommend assessing cost to maintain our assets. **Tom:** Agreed; a reserve study needs to be done
  - iii. **Don:** Dues changes require full membership vote; this is not something we can resolve tonight
- b. 617 Old Country Road Agreement from City
  - i. **Van:** City paid \$3,000 to create an architectural plan to solve the problem, but we cannot see it unless we agree to hold them harmless. Don has read a summary: 100-foot-long concrete V-shaped drainage flume, 1.5' deep, 4' wide, 100' wide, eight yards of concrete plus other materials and grade work; Don estimates about \$5k to \$6k total. Waiting on an estimate from the City. Seeking flexibility in the plan from City, who will consult attorney and get back to us
  - ii. **Don:** Recommend getting specific answers from City to guarantee the plan is permissible and can be used to seek contractor bids
  - iii. **Van:** Would you (Mark) agree not to hold The Greene liable?
  - iv. **Mark:** In principle, but I would need to see some more details
- c. Trash Cans: Tabling until next month
- d. Pool Deck Resurfacing & Plaster Repair:
  - i. **Van:** Got bids. Pool was replastered in June 2020
  - ii. **Juanita:** Contacted pool contractor and learned that guarantees are not given beyond three years.
  - iii. **Van:** Do we scrape and replace the whole pool wall with 1" thick plaster, or just repair the bad areas and replaster the rest with ½" plaster? Got bid from Roberto's contact (Paramount Pools) to repair deck, empty pool, look for weak areas and cracks, and fill. Juanita negotiated for total of \$10k. Received another bid for \$24k but also only for patching, not for full replacement.
  - iv. Ken moved, and Evelyn seconded, **motion to engage Paramount Pools for up to \$10k to repair deck and pool, with an option of up to \$2k to install an auto-fill; approved without objection (4-0)**
- e. Tennis Court Resurfacing: Tabling until next month
- f. Transfer of reserve funds to new bank, EB&T: **Tom:** This is under way; will inform Treasurer when done

8. Date and Time for Next Greene Board Meeting: **March 26, 2024, at 7:00 pm**

9. Adjournment: **9:11 pm**