

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

DATE: **March 26, 2024**
TIME: **7:00 pm**
LOCATION: **Clubhouse**

Agenda

1. Call to Order: **7:05 pm**
 - a. **Present:** Liz Wilson (President, 1308 Crosspointe St), Juanita Lesmes (1st VP, 807 Middle Run), Ken Daniels (Secretary, 1427 Big Stone Gap Rd), Deena Williams (Treasurer, 1310 Crosspointe St), Evelyn Slough (Assistant Treasurer, 907 Middle Run Place), Amanda Downer (Manager, PMG/Associa), Suzanne LaGrange (Community Manager, PMG/Associa)
 - b. **Absent:** Van Duitsman (2nd VP, 810 Middle Run)
 - c. **Liz:** Tom Armstrong is no longer our property manager. Our new PMG manager is Amanda Downer
 - i. **Lillian Johnson** (923 Middle Run Place): Will the new managers be outsourcing citations or issuing them directly? **Suzanne:** We will handle them directly and will work with the Board on procedures
 - ii. **Susane Lagrange:** Will serve as one of three community directors including herself, Josh Ruggeberg, and Greg. She has been in property management for 28 years, the last six with Associa. Previously in Las Vegas. Josh will be The Greene's primary community director and will periodically attend meetings
 - iii. **Amanda Downer:** Will serve as our primary property manager. She is new to PMG but has served previously as an associate property manager. She has lived in Texas since age 15
 - iv. Fees/dues will not change under new PMG management
2. Members' Forum
 - a. **Carol King** (822 Middle Run): Asked about delayed dues payment after changing checking account and not receiving requested form. **Suzanne:** Carol can give her a check.
 - b. **Christine Harlan:** Thanked the Board for the excellent Easter event; members concurred. **Suzanne:** PMG provides \$250/year for events. **Liz:** Can we turn in receipts from Easter? **Suzanne:** Yes
3. Approval of Open Meeting Minutes
 - a. February 27, 2024: No printed minutes available; will defer approval until next month
4. Summary of Actions Taken During February 27, 2024 Executive Board Meeting
 - a. **Ken:** No public actions taken in executive meeting
5. Reports
 - a. Grounds (Juanita & Van)
 - i. 617 Old Country Road Agreement from City: No update from the city
 - ii. Trash cans: Ken moved, and Evelyn seconded, **motion to engage Ignacio Cortez to install garbage container behind clubhouse for no more than \$850; approved without objection (4-0)**
 - b. Pool (Van)
 - i. **Juanita:** Update on repairs/enhancements: Pool repairs will be complete tomorrow
 - ii. **Suzanne:** Will put a rush on the \$11k transfer to The Greene Chase account so we can pay the contractors
 - c. Financials (Deena)
 - i. Purchase of more I bonds

1. Ken moved, and Deena seconded, **motion to invest \$10k in I bonds before end of April; approved without objection (4-0)**
 - ii. Transfer of reserve funds to new bank, EB&T:
 1. **Suzanne:** Harmony Bank will replace PPB. Harmony has a good interest-bearing money market account. Funds can be moved automatically.
 - iii. **Deena:** We had \$3,500 more at end of 2023 than at beginning of year. Even with expenses for clubhouse, roof, and trees, we are still ahead of previous year. End of December: \$136,383 total balance. We have not had many expenditures so far this year until the recent pool expenses
 - iv. **Deena:** Clarified that when we purchased Treasury bonds last year, we paid about \$41k, with \$44k due back to us at maturity later this year
 - d. Communications/Website (Ken)
 - i. **Ken:** Created new Clubhouse signup on website under the Clubhouse tab at <https://thegreenehoa.com/clubhouse>
6. Routine Business
 - a. Greene Committees
 - i. Welcome (**Carol King**): No changes; no one new has moved in
 1. **Suzanne:** PMG office has a settlement report of new members who have closed; will send to Board and Welcome Committee
 - ii. Greene Beautification (Lee Austin)
 1. **Liz:** Lee Not present. Working on island entrance. Ms. Juanita taking care of clubhouse exterior, flowers
 - iii. Amenities (Lillian Johnson)
 1. **Lillian:** We had a great Easter event. Not just for kids, but also prepared for adults, with fellowship and food. For Christmas, we will host a kiddie party and adult fellowship
 2. **Suzanne:** PMG has an "Associa Cares" program, with fingerprinting for safety, once per year. **Juanita:** Pool opening might be a good time for that. **Suzanne:** Yes; another option is National Night Out in October.
 - iv. Architectural Control Committee (**Don Adair**): Nothing new. Final house on Crosspointe is now framed, waiting on inspection
7. New Business
 - a. HOA management: Addressed in introductions at beginning of meeting
 - b. Tennis court resurfacing
 - i. **Suzanne:** Pickleball lines could be added for about \$400
 - ii. **Don:** When we resurface courts again, we need to ensure that all cracks are sealed; otherwise, water gets in and worsens cracks
 - iii. **Juanita:** Resurfacing is expensive. **Suzanne:** One option is to touch up the cracks every three to five years. **Ken:** Can PMG obtain bids? **Amanda:** Yes, we will take pictures and get bids, one each for resurface, one for repair, also for pickleball
 - c. Solicitation policy
 - i. **Don:** How would we enforce policy? **Lillian:** Could we add No Solicitation signs? **Suzanne:** Recommend putting up small No Solicitation signs alongside No Trespassing signs. Fast Signs is a good company. Also, residents can send complaints to Amanda for follow-up action. No policy needed; PMG can send out a letter to violators
8. Date and Time for Next Greene Board Meeting: **April 23 at 7:00 pm**
9. Adjournment: **7:56 pm**