

HOA Board of Directors Meeting (Open)

MINUTES

DATE: May 26, 2020
TIME: 7:00pm
LOCATION: Virtual (Zoom)

Called Meeting

1. Call to Order
 - a. Time: **7:10 p.m.**
 - b. **Attendees:** Clinton Franklin (President), Susan Cluse (1st VP), Juanita Lesmes (2nd VP), Camille Galbraith (Treasurer), Ken Daniels (Secretary), Tom Armstrong (PMG Manager), Mashambi Hill (New Barterer)
 - c. **Absentees:** Liz Wilson (3rd VP)
2. Members Forum
 - a. **Matt Jones:**
 - i. Request for more field games like bocce ball or croquet. Could we start a committee to add space for these activities? **Clinton:** Would you (Matt) be willing to head up this committee? **Matt:** Yes.
 - ii. Bank statements: Why was \$3,700 paid for the fence/lock when the project doesn't seem to be done? **Tom:** Payment was late; thought the job had been completed. Last week and today, worked with contractor, who is finishing up the work; they won't charge more. Required special order lock through Slage, which will take another week. **Matt:** Did the board authorize the payment to be made? **Tom:** No. **Matt:** In the management contract, Section 7, subsection C, it requires board approval above a \$1,500 limit, yet this payment was almost \$4,000. **Tom:** I made a mistake because I assumed the project was already complete. It was a bad mistake and it won't happen again. **Matt:** Board should discuss in executive session.
 - b. **Evelyn Slough** (907 Middle Run PI): When will pool be open? **Clinton:** Needs to be swept; city requires inspection, tentatively planning to open by May 31.
 - c. **Carol King** (822 Middle Run):
 - i. Many of the sidewalks are in disrepair; could trip over the cracks. **Clinton:** Casual discussions have been had about this; one of top 4-5 issues
 - ii. Lost quite a few trees over past couple of years; each year should replant a few trees (3-5) to replace the fallen ones. **Clinton:** Others have asked for this, we've dropped the ball on this; Ms. Lesmes will take action to look into it.
 - d. Rosemary Ross: Will the lock be the same for both the pool and the fence gate? **Clinton:** Yes, both gates and the swimming pool will work with the same key.
 - e. **Evelyn Slough:** Will we be mailed a 2020 pool pass? **Clinton:** Yes, ready to mail out.
3. Approval of Minutes
 - a. April 28, 2020. Tom suggested edits. Motion made by Camille to approve meeting minutes with suggested corrections, seconded by Juanita. **Approved (3-0).**
4. Reports
 - a. Grounds
 - i. Barterer Introduction (Ms. Lesmes)
 1. Mr. Mashambi Hill is our new barterer as of May 15. **Clinton:** You'll see Mashambi around the grounds wearing an orange safety jacket. Please

- introduce yourselves to him as you meet him. **Tom:** Requested Ms. Lesmes to send him paperwork to include in files.
 - 2. Ms. Lesmes: Will send to Ms. Cluse a list of barterer tasks completed every week; this list is available to all on request
 - ii. Pool Update (Clinton)
 - 1. A neighbor asked whether deck will be finished. Requested estimate from, but it has not yet been received. Three bids requested: 1) Tear up and reline the entire deck (1 week; not feasible due to timing); 2) Spot repair the deck without using materials that match; 3) Spot repair with blending/matching. Will share bids with board when received; expecting to take one of these actions this year.
 - iii. Loose Dogs (Clinton)
 - 1. Would you please keep your dogs on leash; required by city law. Some members fear for their safety. Also please pick up after your dogs.
 - b. Clubhouse
 - i. County has lifted restrictions on meetings, can now resume rentals at 10-25% capacity limit; not sure whether we can hold them to that; based on honor system.
 - c. Financial Update (Camille)
 - i. Tom should have actual reports in a few days
 - ii. \$3,420.00 deposits have been booked but not applied (currently in clearing account)
 - iii. Balances as of April 30:
 - 1. Operating: Pacific Premier Bank: \$26,960.85; Chase: \$28,773.97
 - 2. Reserve: \$44,751.45; Reserve 2 (from special assessment) \$4,825.80
 - d. Communications/Website
 - i. NLs - Bi-Monthly: Newsletters will now be bi-monthly instead of monthly; next one will come out in June
- 5. Routine Business
 - a. Greene Committees
 - i. Welcome: No known new members
 - ii. Greene Beautification (Ms. Lesmes): Added some flowers up front; still much to be done. Yard of the Month: purpose is to encourage attractive yards. If you see a yard you like, let Ms. Lesmes know and we can place a sign in the yard for the month.
 - iii. Architectural Control Committee: Hannah Olsen and Ms. Shrum lead this committee. If you have an ACC-related request, please submit it to TownSq.io, or email it to ntxcustomercare@associa.us
- 6. New Business (Clinton)
 - a. Accent finished coating the pool; doesn't do deck work; they recommended ATD for deck work; we contacted them for a bid, but they have not yet provided a bid. **Tom:** Please provide contact information for ATD vendor.
 - b. **Clinton** (to Matt): Could you investigate what could be done for field sports, including estimates and ideal locations for the activities. **Matt:** Yes. Where Diana Hersey lives would be good for bocce ball. Also main Greene space for other activities.
- 7. Set date and time for June 2020 Greene Board Meeting
 - a. June 23, 2020 at 7:00 p.m.
- 8. Adjournment: 7:55 p.m.