

HOA Board of Directors Meeting (Open) Minutes

DATE: October 27, 2020

TIME: 7:00pm

LOCATION: Virtual (Zoom)

1. Call to Order
 - a. Time: **7:06 p.m.**
 - b. **Attendees:** Clinton Franklin (President), Susan Cluse (1st VP), Camille Galbraith (Treasurer), Ken Daniels (Secretary), Tom Armstrong (PMG Manager)
 - c. **Absent:** Juanita Lesmes (2nd VP), Liz Wilson (3rd VP)
2. Members Forum
 - a. **Eric Pyle** (1408 Crosspointe): Why are several executive session topics not in open session? **Clinton:** Some topics involve sensitive personal interactions or financial bids. Pool closing can be decided in open decision.
 - b. **Carol King:** (822 Middle Run) There are still strewn branches, mud, trash, shown in previous pictures near the creek and Old Country Road toward creek. **Clinton:** Will add to list of to-dos for barterer, who sent pictures of cleaned-up mud. **Susan** (to Carol): Please resend pictures to Susan and she will ask Mashambi to address. **Carol:** Is it on his list to make rounds at night? **Mashambi:** It varies, sometimes during the day, sometimes in the evening; usually make rounds on cart or bike once a day.
 - c. **Mac:** When getting bids for sidewalk, would be good to request the company that does the breakup of the concrete to haul it away. There are still pieces of cement in concrete in creek apparently from a previous job. **Don:** The last work that was done was hauled off and not dumped in creek; he supervised it.
3. Approval of August 25, 2020 Board Meeting Minutes
 - a. **Motion** to approve **passed without objection** (4-0)
4. Reports
 - a. Grounds (Clinton)
 - i. Holiday Decoration Vandalism: Items on Middle Run Court vandalized/stolen
 - ii. Parking Lots: Less activity recently, but need to keep an eye on strangers parked on far side; call Duncanville non-emergency courtesy patrol at 972-223-6111
 - iii. Barterer Quarterly Report:
 1. **Mashambi Hill:** Have focused on trimming down hedges around visitor parking, weeds, hauling branches, cleaning restrooms; will be cleaning up creek as foliage disappears. Expressed appreciation to Ms. Cluse and Mr. Clinton for providing tools.
 2. **Ms. Cluse:** There is a lot of creek bamboo that has not been maintained for a long time; this will be addressed when vegetation dies off
 - b. Brief preview of Executive Session topics (Clinton)
 - i. Tennis Court Rules/Etiquette: Board will amend rules to address conflicts
 - ii. Pool Close Date: To be closed shortly

- iii. GHOA Sidewalks: Board will be seeking bids
 - iv. Clubhouse Flooring Update: Board is finalizing bid solicitation
 - c. Financial Update (Camille)
 - i. Operating: PPB: \$48,742.76; Chase: \$29,359.13; Total: \$78,101.89
 - ii. Reserve: \$38,769.22; Special Assessment: \$1,110.54; Total \$39,879.76
 - iii. Assets/Liabilities: \$130,391.21
 - iv. Net Income: \$16,174.15.
 - v. Discussion:
 - 1. **Tom:** Current net income will be close to the annual net income. Will recommend in January to roll a lump sum of net income into reserve fund.
 - 2. **Tom:** What is leasehold improvement? **Don Adair:** This might refer to the utility room behind clubhouse
 - 3. **Tom:** Preparing to transfer an additional \$1,500 into special assessment from delinquent payments. **Ken:** What projects were designated in the Special Assessment? Answer: Lights, sidewalk, signs, gate
 - d. Communications/Website (Ken)
 - i. Minutes are available our website, www.thegreenehoa.com
- 5. Routine Business
 - a. Greene Committees
 - i. Welcome: Sheila has a neighbor, Billie Jones, 620 Carriage Way
 - ii. Greene Beautification: Ms. Lesmes is doing projects individually instead of in groups due to Covid
 - iii. Architectural Control Committee: No committee member present
- 6. Volunteer Recognition
 - a. Moved this topic to November meeting so Ms. Lesmes can make the presentation
- 7. GHOA Community Activity
 - a. Backyard Decorations Contest: Matt Jones initiated a Halloween decoration competition
 - b. Halloween Movies: October 31, at south side of clubhouse, all are invited to watch *It's the Great Pumpkin, Charlie Brown*, followed by *The Ghost and Mr. Chicken*
- 8. Set date and time for November 2020 Greene Board Meeting:
 - a. November 10; new board will take seat and officers will be selected
- 9. Adjournment
 - a. Time: **8:04 p.m.**