

HOA Board of Directors Meeting (Open)

DATE: February 23, 2021

TIME: 7:00pm

LOCATION: Online

Agenda

1. Call to Order
 - a. Time: **7:06 pm**
 - b. **Attendees:** Clinton Franklin (President), Susan Cluse (1st VP), Juanita Lesmes (2nd VP), Sheila Harrison (Treasurer), Ken Daniels (Secretary), Juan Hernandez (Member at Large), Tom Armstrong (PMG manager)
 - c. **Absent:** None
2. Members Forum
 - a. **Ann Bush** (724 Carriage Way): Does anyone know what caused the fire to start? **Clinton:** spoke to fire marshal on Saturday; investigation to come this week.
 - b. **Matthew Jones** (618 Carriage Way): Requests to see barterer contract/agreement. How much is the barterer paying for utilities? **Juanita:** His lease agreement for 5/13/2020-8/13/2020 calls for him to pay \$200/month. **Tom:** Utility checks received have been \$150/mo. **Susan:** There were two different contracts: 5/13/2020-8/13/2020 and 9/1/2020-8/31/2021. Security deposit of \$1400 was paid as part of first contract. **Lilian Johnson** (923 Middle Run Place): Is he doing his job? Clubhouse was not clean at end of last month; smelled old and dirty.
 - c. **Don Adair** (622 Old Country Rd): Without a power of attorney, Matthew Jones is not eligible to request documents from The Greene. Requests to see his power of attorney. **Matthew Jones:** Sending power of attorney document to PMG and to the Board now.
 - d. **Allison Pyle** (1408 Crosspointe St): Asked about how to publicize the needs of those affected by the 2/16/2021 Crosspointe townhome fires. **Hanna Olsen** (614 Old Country Rd) provided links to funding pages for the residents. These are included in The Greene's online spreadsheet to facilitate donations to Crosspointe residents:
www.tinyurl.com/crosspointefires
3. Approval of Minutes
 - a. January 26, 2021. Motion to approve minutes made by Sheila Harrison, seconded by Juan Hernandez. **Approved without objection (5-0)**
4. Reports
 - a. Grounds
 - i. Mashambi Hill Report:
 1. **Susan:** Mashambi was required to provide a report but is not present in this meeting.
 - ii. Susan Cluse Report
 1. Bamboo in creek: Not on barterer's list. Was supposed to be done by previous barterer quarterly. Discussed this with Mashambi about a month ago. Has not been done. **Don Adair:** Previously the tree guy took care of the creek.
 2. **Lillian Johnson:** Who does the follow-up for the barterer's (Mashambi Hill) work?
 - a. **Juanita:** Susan Cluse passes lists on to Mashambi. Juanita takes pictures showing deficiencies. Clinton and Susan met with him to let him know he was at risk of defaulting on contract.

- b. **Susan:** Previously he did not have all the needed tools, but now he has them.
 - c. **Carol King** (822 Middle Run): Three to four weeks ago, the clubhouse was rented out, and it was on the barterer's list of duties to make sure it was clean. Got up at 8:30 that morning with blower and had to sweep; the leaser had to clean inside. Walked trails today; paper debris has been there for months. We're paying him \$1,400/month, but he's not earning it.
 - d. **Clinton:** He's been notified.
 - e. **Don:** He's not doing his job; needs to be corrected.
 - f. **Peg Shrum** (612 Carriage Way): Debris from firemen, fuses, chemicals; we should ask the barterer to pick them up.
 - i. **Don Adair:** I will sweep Old Country of shingles, lumber, etc. Two butane containers in common area need to be picked up.
 - ii. **Liz Wilson** (1308 Crosspointe): City will pick up fire barricades, which need to be up until investigation is complete.
 - iii. **Carol King:** Why is barterer not involved in cleaning up?
Clinton: Not wanting to commit him without him being here. **Juanita:** Tony Lee wants to work. **Don:** The Board needs to have a private discussion about that.
- b. Financial Update as of January 31, 2021
- i. **Operating Funds:** PPB: \$65,976.11; Chase: \$15,866.76; Total: \$81,862.87
 - ii. **Reserve Funds:** PPB: \$41,182.78; Chase: \$2,611.19 (sidewalks); Total: \$43,793.97. Note: \$1,000 is due to be moved from Operating to Reserve for January
 - iii. **Accounts Receivable** (33 delinquent accounts): \$7,609.18 (increase of \$1,315 over prior month)
 - iv. **January Income:** Budgeted: \$10,810.00; Actual: \$10,690.00; Variance: -\$120
 - v. **January Expenses:** Budgeted: 5,865.00; Actual: \$7,827.44; Variance: +\$1962
 - vi. **Largest Expenses:** \$1227 pool supplies; \$1700 tree pruning
 - vii. **Total Operating Income:** \$2,862.56
- c. Communications/Website
5. Routine Business
- a. Greene Committees
 - i. Welcome
 - 1. Chairperson not present, no known new members
 - ii. Greene Beautification
 - 1. Ms. Lesmes: No new report
 - iii. Architectural Control Committee
 - 1. Crosspointe Fire (Hannah Olsen and Peg Shrum)
 - a. Went through covenants and made draft summary of what applies to buildings, garages, shrubs; provides guidance on when and for what members need to ask ACC.
 - 2. Greene HOA-City Point Person
 - a. **Don Adair:** Submitted proposal for committee to help those who affected by the fires. Has 45 years construction background; wants serve as go-between between City and owners, Duncanville councilman Joe Veracruz having inquired about coordination.

Purpose of committee: Connect all the right people, keeping HOA involved.

- b. **Tom:** Thanked Don for thorough proposal. According to our covenants and bylaws, the committee cannot pull everyone together but can coordinate. Can use clubhouse to hold meetings.
 - c. **Jeff Shrum:** Too much detail, this is not the time to decide.
 - d. **Eric Pyle:** Is there a clear idea of what needs to be discussed?
 - e. **Peg Shrum:** The ACC is limited to approval of plans, not for rebuilding.
 - f. **Hannah Olsen:** We have a two-page document summarizing responsibilities. Not sure where approval forms are. Need to approve buildings erected, alternations made. Saw Don's document, appreciated questions listed out, lots of expertise, beyond capability of ACC.
 - g. **Don:** Proposed two other members for new committee: Marc Walle and Demetrius Ethley. Looking for one more. Liz Wilson volunteered.
 - h. **Tom:** Recommend forming ad hoc subcommittee.
 - i. **Clinton:** When insurance companies get involved, they will coordinate with the city. Insurance companies will plan to coordinate as a unit:
 - j. **Allison Pyle:** Strongly support committee of volunteers to represent community, coordinate, many questions. Insurance says it will be a long process. HOA has the right to purchase properties, rebuild, and sell.
 - k. **Clinton:** That (HOA purchases) is getting ahead of our skis. Will make determination regarding establishment of new committee during executive session.
3. HOA Management Oversight: No discussion
6. New Business (Clinton)
- a. Clinton will contact Mr. Cruz regarding sidewalks bid. **Don:** Cruz did fence and gates around pool.
 - i. **Doris Graham** (623 Old Country Rd): Vehicles driving on sidewalks are causing cracks. Driving on grounds should be limited to situations of true necessity.
 - ii. **Allison Pyle:** Chimneys will be demolished in the next week; keep away.
 - iii. **Peg Shrum:** Recommend moving sidewalks away from trees with large roots.
 - b. Regarding the gate at Carriage Way & Crosspoint, Peebles Ironworks company has been dissolved; will look at other options. **Tom:** Preliminary estimate from Orion \$1,500 to replace posts and stabilize.
7. Announce date and time for March 2021 Greene Board Meeting
- a. **March 23, 2021 at 7:00 pm**
8. Adjournment
- a. **9:00 pm**