

HOA Board of Directors Meeting (Open) Called Meeting Minutes

DATE: March 23, 2021
TIME: 7:00pm
LOCATION: Outside Clubhouse, Zoom

1. Call to Order
 - a. Time: **7:07pm**
 - 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. **Matthew Jones** (618 Carriage Way): Proposed Easter community event with hotdogs and egg hunt by the clubhouse on 4/3/2021; met with general approval
 - b. **Mark Harlan** (617 Old Country Rd) Recommend opening pool sooner than usual this spring. **Clinton:** Rope and inspection are needed; Clinton will address rope, Ms. Lesmes will call inspector, and Board will set an opening date as soon as possible. **Mark:** Erosion-prevention ivy between sidewalk and his house needs to be planted. **Clinton:** Will address this. **Mark:** Also recommend placing a one-to-two-feet-high fence to prevent leaves from coming into Old Country Road from creek.
 - c. **Hannah Olsen** (614 Old Country Rd): Did the barterer leave? (See Item 4.a.ii. below)
 - d. **Sheila:** Found some playground equipment options online. Please make suggestions as to what you want.
 - i. **Hannah:** Kids like climbing thing; wood is rotting; would like to replace
 - ii. **Doris Graham** (623 Old Country Rd): Expressed preference for natural colors that blend into scenery instead of those with loud colors
 - e. **Rosemary Ross** (815 Middle Run Ct): Are we going to redo the sidewalks? **Ken:** We have \$6,800 in 2021 budget for this; two bids received, need one more.
 - f. **Carol King** (822 Middle Run): Thanks to those who purchased the flowers and planted them to beautify our main entrance
3. Approval of Minutes
 - a. February 23, 2021: Motion to approve made by Sheila Harrison, seconded by Susan Cluse. **Minutes approved without objection (5-0)**
4. Reports
 - a. Summary of actions from the February 23, 2021, Executive Meeting (**Ken**)
 - i. Motion to establish Crosspointe Fire Recovery Advocacy Committee approved without objection (5-0)
 - ii. Motion to issue 30-day notice to terminate lease/barterer agreement between The Greene HOA and Mashambi Hill passed without objection (5-0)
 - iii. Motion to begin the process of looking for a contractor to keep the grounds approved without objection (5-0)
 - b. Grounds
 - i. **Ms. Lesmes:** Working on grounds, planting flowers, thank to all who helped. Please provide ideas. We would like it to look good like neighboring Huntington Park. **Clinton:** Thanks Rosemary for picking up trash (caught on camera); also Mack Graham for all his help with the grounds.
 - ii. **Mr. Etheley:** Concern about loose dogs. **Clinton:** Call police or contact Board with address and we will address.

- c. Financial Update (**Sheila**):
 - i. **Operating Funds:** PPB: \$71,956.72; Chase: \$15,866.76; Total: \$87,823.48
 - ii. **Reserve Funds:** PPB: \$41,185.94; Chase: \$2,611.39 (sidewalks); Total: \$43,797.33.
Note: \$2,000 is due to be moved from Operating to Reserve for January and February
 - iii. **Total Funds:** \$131,620.81
 - iv. **Accounts Receivable** (32 delinquent accounts): \$8,462.22 (increase of \$853 over prior month)
 - v. **February Income:** Budgeted: \$11,190.00; Actual: \$10,720.00; Variance: -\$470
 - vi. **February Expenses:** Budgeted: \$18,282.00; Actual: \$5,218.23; Variance: \$13,063.77. Note: We did not spend budgeted funds for Trees, Grounds and Landscaping (\$4,580); Sidewalk Maintenance (\$6,000); nor for Clubhouse Maintenance or Repair (\$2,100)
 - vii. **Total Operating Income:** \$5,501.77
 - viii. **Balance Sheets:** Assets: \$143,687.96; Liabilities: \$143,687.96
 - ix. **Barterer's electricity payments:** Reviewed 5 months of financial statements to confirm he is up to date through 2020. Sent check for January; not written properly. He owes 1, 2 or 3 months for 2021; will come out of his deposit.
 - x. **Budget mailings:** We were charged by PMG for only one of the two mailings (an incorrect mailing was sent in December; correct mailing was in in January).
 - d. Communications/Website (Ken): Encouraged members to use TownSq for tracking balance and communicating; new Crosspointe Fire Recovery Advocacy Committee is listed on front page of website, www.thegreenehoa.com
5. Routine Business
- a. Greene Committees
 - i. Welcome: No activity
 - ii. Greene Beautification
 - 1. **Ms. Lesmes:** Prepared before winter and did not lose any, saving money
 - iii. Architectural Control Committee
 - 1. Crosspointe Fire/Recovery Update
 - a. **Hannah:** Anyone building structures/modifications: old ACC approval form is on TownSq; waiting on approval from Board for new form. A Zoom meeting is scheduled between new Crosspointe committee and the City this Thursday. There has been a zoning simplification change for accessory buildings.
6. New Business
- a. **Clinton:** Gate: Mr. Pebbles installed other gate; out of business; pointed us L&C Fencing company, outside of zone. Still looking for contractor.
 - b. **Tom:** Board will make decision regarding insurance for The Greene. Current insurance coverage is only \$365k; has not changed since 2011. Three buildings need coverage: clubhouse, ranger house, and shed, totaling 4500 sq ft, value \$417k; sports court, \$10k; monument \$10k; lights \$7,500; playground \$20k; pool \$60k; proposed new covered value: \$554k (increase of \$190k). Insurance budget is \$5,059; Recommend Westco Insurance, which is \$660 above budget; Property deductible will be only \$1k.
7. Announce date and time for April 2021 Greene Board Meeting: **April 27, 7:00pm**
8. Adjournment: **8:00pm**