

## HOA Board of Directors Meeting (Open) Called Meeting Minutes

**DATE:** June 22, 2021

**TIME:** 7:00pm

**LOCATION:** Clubhouse

1. Call to Order
  - a. **Time:** 7:09pm
  - b. **Attendees:** Clinton Franklin (President), Juanita Lesmes (2nd VP), Sheila Harrison (Treasurer), Ken Daniels (Secretary), Tom Armstrong (PMG manager), Juan Hernandez (Member at Large)
  - c. **Absent:** Susan Cluse (1st VP)
2. Members Forum
  - a. **Mack Graham** (623 Old Country Rd): Inquired about the Wheatland dumpsite to ensure that we (The Greene) are the ones utilizing it and concerned that others are using it to dump
  - b. **Ms. Rosemary Ross** (815 Middle Run Ct): Pool rope is broken for a second time. **Clinton:** I will repair it. **Rosemary:** Having problems using pool key; it gets stuck when trying to turn it. **Clinton:** We will look into it. **Rosemary:** Requested to have the pool open at 6:00 to accommodate early swimmers. **Board:** Agreed to let Rosemary have an override key to open the deadbolt lock at 6:00 a.m. Official opening time remains at 7:00. Ms. Lesmes can unlock the gate on days when Ms. Ross is not available.
  - c. **Mr. Lesmes** (807 Middle Run): 1) Our barterer Corey Williams is going above and beyond his duty, with a smile on his face. It's a blessing to have an employee like him with character, dedication, and effort. Encourages members to meet Corey. 2) Thanks to Mr. Mack Graham for his efforts to keep the Greene cleaned up. He and his wheelbarrow deserve a trophy. 3) Thank to Ms. Liz Wilson for watering flowers. 4) Thanks to Ms. Carol King and Liz Bennett for going to the City of Duncanville to file a complaint regarding the dumpster in front of our sign; the City subsequently sent a code enforcement inspector. Now the dumpsters are inside the properties.
  - d. **Mack Graham:** Would like to second Mr. Lesmes' comments about Corey Williams; all agree he's a treasure. Also happy with new doors on the shed. The pool is working great.
3. Approval of Minutes for May 25, 2021: Sheila made a **motion to approve the minutes**, seconded by Ms. Lesmes, **approved without objection (4-0)**
4. Summary of Actions from May 25, 2021, Executive Meeting
  - a. No public actions were taken. The Board discussed the possibility of hiring a professional appraiser to survey our assets and determine requirements for reserves to counter depreciation of assets. We have funds allocated for this in the 2021 budget. The Board also broached the idea of another community event like a cornhole tournament.
5. Reports
  - a. Grounds (**Ms. Lesmes**): The barn doors were repaired. Corey Williams is doing a great job. He lost an important family member recently. **Tom:** Have we had a chance to look at the journal he's keeping? **Juanita:** He's keeping a journal, but Juanita hasn't had a chance to see it much since her eye surgery.
    - i. The Greene's responsibility for vegetation encroaching on neighbors' property

1. Poison Ivy/roots growing from Greene into a private yard. **Ken:** according to law, it is the responsibility of the owner of a yard that's being encroached on to address the encroachment.
      2. A non-Greene neighbor complained about bamboo on Greene property. **Clinton:** We are not inclined to address this. We will discuss this further in the Executive Meeting.
    - ii. Lock on the northwest gate: No further discussion on this
  - b. Financial Update (**Sheila**)
    - i. **Operating Funds:** PPB: \$57,715.47; Chase: \$26,786.69; Total \$81,502.16
    - ii. **Reserve Funds:** PPB: \$46,192.18; Chase: \$2,611.77 (marked for sidewalks); Total: \$48,803.95.
    - iii. **Total HOA Funds:** \$130,306.11
    - iv. **Accounts Receivable** (29 delinquent accounts): \$8,508.96
    - v. **Delinquency Fee Payable:** \$920.00
    - vi. **Return Check Fee Payable:** \$30.00
    - vii. **May Income:** Budgeted: \$10,810; Actual: \$12,182 (or \$11,180.18, depending on source); Variance: \$1,372
    - viii. **May Expenses:** Budgeted: \$13,791; Actual \$18,614
    - ix. **Total Operating Income in Budget:** -\$6,432
    - x. **Balance Sheets:** Assets/Liabilities: \$146,443.23 (\$7,145 less than April)
  - c. Communications/Website (**Ken**): No report
6. Routine Business
  - a. Greene Committees
    - i. Welcome: New Neighbor Deena Williams @ 1310 Crosspointe
    - ii. Greene Beautification (**Ms. Lesmes**): Flowers are doing well
    - iii. Architectural Control Committee
      1. Crosspointe Fire/Recovery Update: Don Adair provided an email report regarding the state of the properties
      2. Bids were received for a 200-foot chainlink fence to protect Crosspointe properties. Bid from American Fence for up to a 12-month lease: \$1,543.50. Bid from United Site Services of Texas: \$2,266.57. Will discuss bid in Executive Meeting
7. New Business
  - a. Nomination Committee 2021
    - i. Call for members to join Committee; must be constituted by July 14.
    - ii. Ken made **motion to name Juan Hernandez as Board Nomination Committee liaison**, seconded by Sheila, **approved without objection**.
    - iii. Sheila made **motion to name Ms. Rosemary Ross, Ms. Liz Wilson, and Mack Graham as members of the Nomination Committee**, seconded by Juanita, **approved without objection**
  - b. Lawn Mower Tires
    - i. **Ms. Lesmes:** Ramon uses our equipment for mowing; needs 4 new tires for a total of between \$590 and \$630. **Clinton:** Also 2 tires are needed for the golf cart. **Tom:** No motion is needed for routine repairs
8. Announce date and time for July 2021 Greene Board Meeting: **July 27 at 7:00 pm**
9. Adjournment: **8:36 pm**