

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

DATE: **August 24, 2021**  
TIME: **7:00pm**  
LOCATION: **Outside Clubhouse (East side)**

### Agenda

1. Call to Order
  - a. **Time:** 7:11 pm
  - b. **Attendees:** Clinton Franklin (President), Juanita Lesmes (2nd VP), Sheila Harrison (Treasurer), Ken Daniels (Secretary), Juan Hernandez (Member at Large), Tom Armstrong (PMG manager)
  - c. **Absent:** Susan Cluse (1st VP)
2. Members' Forum
  - a. **Mack Graham** (623 Old Country Rd): Regarding the \$50k+ quote for sidewalk repairs, does the demolition include carrying away the debris? Tom: Yes.
  - b. **Sue Burrowes** (620 Carriage Way): The last special assessment included funds for lights and sidewalks. What happened to the funds for the sidewalks? **Ken:** We still have \$2,611 designated for sidewalk repair from the special assessment. **Don Adair** (622 Old Country Rd): The bulk of the special assessment (\$40,000) was for lighting.
  - c. **Hanna Olsen** (614 Old Country Rd): Any progress on the gate behind Carriage Way? **Sheila:** It has been repaired. **Hanna:** Recommend evaluating and removing potentially dangerous elements of the playground.
  - d. **Demetrius Ethley** (1304 Crosspointe): Bought seed and put some down in the bare common area east of his townhome, and it's growing. Could someone take responsibility for watering it?
  - e. **Hannah Olsen:** Parking lots aren't being used for overflow parking. People are parking on streets.
  - f. **Demetrius:** Someone dumped mattresses in overflow parking. Corey moved them to a burned-out lot. **Clinton:** We need security for our parking lots. We need to consider how to implement this.
  - g. **Mack:** Regarding the tall shrubs in the parking lot area, recommend cutting them shorter. **Mack:** Compliment: The pool is good and beautiful. **Rosemary:** There were weeks when it was unusable because of algae years ago.
  - h. **Sue Burrowes:** She doesn't live here but got a letter about her property. There was no contact information included so she could call someone back. Tom: Will include contact information in future.
3. Approval of Open Meeting Minutes for July 27, 2021
  - a. Sheila made motion, and Juan seconded, **motion to approve minutes adopted without objection (4-0)**
4. Summary of Actions Taken in the July 27, 2021, Executive Board Meeting
  - a. Motion to increase Mr. Ramon's per mow rate by \$100 approved 3-1 (Ms. Lesmes voted against it, favoring a \$150 raise)
  - b. Motion to authorize Associa to create compliance policies for the Association in relation to State amendments to the Texas Residential Owners Property Association (TROPAs), effective August 2, approved without objection (4-0)
  - c. Motion to retain PMG as The Greene's property management company for another year, approved without objection (4-0)
5. Reports

- a. Grounds (Ms. Lesmes): No updates
  - b. Financials (Sheila, as of July 31, 2021):
    - i. **Operating Funds:** PPB: \$61,855; Chase: \$20,041; Total \$81,897
    - ii. **Reserve Funds:** PPB: \$48,196; Chase: \$2,611 (marked for sidewalks); Total: \$50,808.
    - iii. **Total HOA Funds:** \$132,705 (\$1,517 more than June)
    - iv. **Accounts Receivable** (16 delinquent accts): \$8,686 (\$1,667 more than June)
    - v. **Delinquency Fee Payable:** \$780.00 (\$40 more than June)
    - vi. **Return Check Fee Payable:** \$90.00 (\$60 more than June)
    - vii. **July Income:** Budgeted: \$10,810; Actual: \$11,127
    - viii. **July Expenses:** Budgeted: \$7,800; Actual \$10,041
    - ix. **Total Operating Income in Budget:** \$1,086
    - x. **2021 Budget:** Total: \$129,600; YTD Budget: 89,496; YTD Spent: \$72,938; Budget Remaining: \$56,662
    - xi. **Motion to accept financial reports approved without objection (4-0)**
  - c. Communications/Website (Ken): No updates
  - 6. Routine Business
    - a. Greene Committees
      - i. Welcome: No report
      - ii. Greene Beautification: Our barterer, Corey Williams, is doing a great job of keeping the grounds clean and flowers watered
      - iii. Architectural Control Committee (Hannah Olsen): One house (835 Middle Run Ct) is being renovated
        - 1. Crosspointe Fire/Recovery Update (Don Adair)
          - 1. No movement on sidewalk replacement; 1416 Crosspointe is trying to move forward but faces permit issues; sidewalk demolished for 1406; unit 4016 demolished; Mr. Campbell's home is tarped and renovation has started. The dumpster is not a Republic dumpster as required; unit 1310 is occupied, and Deena is moving in tomorrow, 8/25.
7. New Business
  - a. Greene Contracts Update
    - i. Pool: Requested monthly rate increase to be voted on in executive session
    - ii. Landscaping: Requested per-mow rate increase to be voted on in executive session
  - b. State of Texas Legislative Changes re HOAs and Condos Summary (Tom)
    - i. Presented six new State policies for HOAs that will need to be approved by The Board in Executive Session
    - ii. Presented collection policy options, with and without Credit Bureau reporting; The Board will vote to adopt in Executive Session
  - c. Nomination Committee 2021
    - i. Candidate Introductions: Each of the following Board candidates introduced themselves and offered a vision of their prospective tenure to those in attendance
      - 1. Don Adair
      - 2. Hannah Olsen
      - 3. Liz Wilson
      - 4. Lillian Johnson
8. Announce date and time for September 2021 Greene Board Meeting
  - a. Annual/Elections Meeting: September 14
  - b. Next regular Board Meeting: October 26
9. Adjournment: **8:40 pm**