

HOA Board of Directors Meeting (Open)

DATE: August 23, 2022

TIME: 7:00pm

LOCATION: Clubhouse

Minutes

1. Call to Order 7:02pm – Lillian, Evelyn, Juanita, Liz, Hannah present
2. Members' Forum
 - a. Demetrius – thank you for cutting down the tree! (Branch fell on his house/gutter) Gutter was bent due to the tree, Demetrius is having someone look at it.
 - b. Mr. Harlan – asked about the pool showerhead; the water is off now despite it having been fixed recently.
 - c. **out of order: Carol King (?) – welcome committee. She shares a list of residents with the welcome packet, who updates it? No one. Tom says we can generate a members' directory based on their database and be posted on TownSq; alternately, if the HOA maintains their own roster, someone on Board can review them simultaneously. Sheila suggested someone could volunteer to keep the residents list up to date.
 - i. Lillian said she could work on the residents list.
 - ii. Tom said he could put a list on TownSq.
3. Board candidates – brief intros
 - a. Deena Williams introduced herself; currently in finance dept at Pioneer Bible Translators, running for treasurer.
 - b. Ken Daniels introduced himself; married 30 years, 3 grown kids, works for a consulting firm and primarily works from home, previously served on the board for 2 years as secretary. Will serve again if he has to, cannot take on a large responsibility.
4. Approval of Minutes
 - a. July 26, 2022 Open Meeting Minutes – Evelyn motioned to accept as is, Juanita seconded, passed without objection.
5. Summary of Actions Taken in July 26, 2022 Executive Meeting
 - a. Sheila: approved June minutes, discussed Old Country Road property and provided for a survey, discussed possible management change and notice needed for current company, delinquency statuses, adjourned 9:18
6. Reports
 - a. Grounds – Juanita
 - i. Another water line leak around the caretaker house; working on estimates; will be expensive.
 - b. Financial Update – Sheila presented. Carol asked what was being done for delinquent accounts; Sheila outlined some of the consequences and noted one account is an estate issue; most are small amounts. Don asked if water increase due to leak; Sheila said primarily though we may have underbudgeted as well. Sheila noted if anyone wants more info or the report, she is happy to send it.
 - c. Communications/Website – website is up and running, if anything needs to go on website Ken can post it.
 - d. Greene Committees – Liz encouraged members to volunteer for committees.
 - i. Welcome – Carol King
 1. Met with Juaria Sanders at 722 Carriage Way; 3 adults (2 are her adult children who sometimes stay with her).

2. Carol will be happy to go door to door with updated roster and see who people are.
 - ii. Greene Beautification – Juanita
 1. Rain!
 - iii. Architectural Control Committee – Don, no update
 - iv. Crosspointe Fire Recovery Advocacy Committee – Don
 1. 3 foundations poured 2 weeks ago, should be getting framed soon.
 2. 1412 sold a while back; purchased by the person who renovated 1414. Waiting on permit.
 3. Tom noted that 1410 address they have does not have accurate mailing address; Don said it should be Cincero Investments who owns other units. Discussion about who owns what etc.
 4. Liz requested that Don talk with under-construction homes about the trash.
 5. Carol asked if owners of under-construction units responsible for HOA dues; HOA and Tom confirmed that they are responsible.
 - v. Playground Committee – Hannah shared info from Peg.
 1. Pyles want to buy green slide and tire swing and are making plans to transport.
 2. Have not yet found recyclers to come get the metal.
 3. Most of the committee has been on vacation; more will be done when they are all back.
 - vi. Nominating Committee – has completed their work
7. New Business
 - a. Tom noted that survey has been completed for Old Country property and decisions will need to be made on that; Tom is meeting with contractors regarding water leak and drainage issue next to 617 Old Country.
 - b. Annual meeting notice was mailed out; Tom's boss will be here on that date in his place.
8. Set date and time for next Greene Board Meeting – already done: annual meeting is September 13 at 7pm.
9. Adjournment 7:45pm