

HOA Board of Directors Meeting (Open)

DATE: October 25, 2022

TIME: 7:00pm

LOCATION: Clubhouse

Minutes

1. Call to Order - 7:02pm
 - a. Present: Liz Wilson, Juanita Lesmes, Lillian Johnson, Hannah Olsen, Evelyn Slough
2. Members' Forum
 - a. Dudley Austin – overflow parking lots are very dark. Could we remove the bushes, or add lights?
 - b. Louis – warned against being late with dues due to late fee and handling fee, questioned whether checks were being handled responsibly by Principal.
 - c. Lillian asked what Principal would do if a check was obviously sent ahead of time but arrives very late. Tom explained Principal’s general process for checks, which he does not handle. He does have discretion to waive late fees as a “one-time courtesy” in cases like unusual late payments. Tom recommended any further conversation happen in executive session if it involves individual situations. Ken outlined his bill pay through his bank.
3. Approval of Minutes
 - a. August 23, 2022 Open Meeting Minutes – Tom mentioned that “clubhouse” should be “caretaker house”. Sheila moved to approve minutes as amended, Evelyn seconded, unanimous.
4. Summary of Actions Taken in August 23, 2022 Executive Meeting
 - a. July minutes tabled
 - b. 617 Old Country Road, waiting to find engineer
 - c. HOA management company discussion was tabled
 - d. Golf cart was damaged
5. Reports
 - a. Grounds – Juanita has gotten a lot of complaints about the lighting. We are working on it; rain yesterday forced postponement.
 - i. Juanita also presented a list of accomplishments of the Board in the last 4 years.
 - b. Financial Update – Sheila presented
 - i. August: overbudget items were water, cart repair, caretaker house repair, bad debt/collections, and insurance. Reserve budget includes money for playground and reserve study.
 - ii. September: operating income \$400 more than expected. Over budget \$5189 YTD but reserves covering us. We still have \$64k in operating funds.
 - iii. Lillian asked if we have looked at lower options for electric service. Sheila said she didn’t think so, agreed we should consider changing.
 - iv. Evelyn asked about water rebate from City; Sheila said we received first, no one asked about second. Lillian asked Tom to make a note.
 - c. Communications/Website – no updates
 - d. Tom: budget was passed for FY23; asked for Board to consider putting it on TownSq and on HOA website. Ken offered to put on website. Emailing it out was also suggested.

- i. Sheila pointed out that due to prices increasing, some categories had to be increased instead of more put to reserves. However, if any money is left over at the end of the year, it goes back into reserves.
 - ii. Evelyn made a motion to post budget on TownSQ and on Greene website; Sheila seconded. Passed without objection.
 - e. Greene Committees
 - i. Welcome – Carol King
 - 1. Sheila pointed out that community information is on TownSq and viewable by homeowners, outside of the directory that Tom posted in document form. Tom thought it may be only people who have registered. Either way, it is useful.
 - 2. One new family of renters, Stuarts on Middle Run Ct.
 - 3. 3 households moving out on Carriage Way.
 - ii. Greene Beautification – Corey has been working hard. Not much beautifying because of weather.
 - iii. Architectural Control Committee – Peg: one new roof on Olsen home.
 - 1. Lillian asked if there is a disagreement regarding ACC, who has final decision? Tom said if homeowner disagrees with ACC decision they can appeal to Board (or otherwise appointed group of Board members), who makes final decision.
 - 2. Peg noted that the roof was the only application which has come through ACC process.
 - iv. Crosspointe Fire Recovery Advocacy Committee – no update.
 - f. Update on 617 Old Country progress – We do not have any proposals yet. Tom has contacted 8 engineering firms with capability for erosion control issues. Most said they were too busy, they are 3 months out, and this is a small project. Two received the plat and survey as well as the engineering report from Mr. Harlan. One showed interest but hasn't responded, the other asked for time. Tom will press for another bid but we may not have the option for more than one quote.
 - i. Lillian said a 3 month wait is probably okay considering circumstances.
 - ii. Mr. Harlan asked for clarification on company who said they could do something but needed an engineer. Tom: found a company could do actual work to remedy, but wanted engineering evaluation. Mr. Harlan also noted that erosion is documented in engineer report which was done already.
 - iii. Also noted another opinion is preferable because engineer report was done by Mr. Harlan's family member and she does not think we should have sent that engineering report to the companies. Tom said he wanted to provide context. Sheila agreed with Tom.
 - iv. Liz: we are going to have a civil engineer come out and look at it. We are still working on finding an engineer to do so.
- 6. Playground Committee – discussion and decision. Peg Shrum presented recommendation for items to purchase as well as bids for existing equipment removal.
 - a. Evelyn asked if there is a warranty on equipment. Peg said playset has 10 year warranty.
 - b. Tom asked about base underneath equipment; Peg said it was not preferred. Hugh said we may need a base and domes are not used on playgrounds. Peg said base was not required.
 - c. Install is not included in prices; cannot get bids until we know what will be installed.
 - d. Doris (committee member) pointed out that currently playsets are reduced prices.

- e. Evelyn concerned about liability. Peg talked to Tom, who said we're already covered for everything like that.
 - f. Equipment removal: Peg contacted 6 people, only 2 of whom came out; third bid was from someone sight unseen. Two who came out also bid for replacing uprights on roller and attempting to fix standalone swings. Committee recommends Mr. Gamino's bid.
 - g. Tom asked for any hiring to be contingent on receiving W-9 and insurance.
 - h. Lillian motioned that we purchase all recommended playground session, Hannah seconded. Passed unanimously.
 - i. Hannah moves to table decision on removal; Lillian seconds. Passed without objection.
7. Lighting timers – Lillian said Milestone Electric is coming tomorrow to work on it; has been approved already. They are doing five photocells.
 8. Set date and time for next Greene Board Meeting – November 15 at 7pm.
 9. Adjournment – 8:40pm.