

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

**DATE:** November 22, 2022

**TIME:** 7:00 pm

**LOCATION:** Clubhouse

1. Call to Order: Ms. Liz called the meeting to order at **7:06 pm**
  - a. Present: Liz Wilson, Hannah Olsen, Van Duitsman, Ken Daniels
  - b. Absent: Deena Williams, Lillian Johnson (1<sup>st</sup> VP)
2. Nomination and Election of Officers for 2023 Greene Board of Directors
  - a. Liz requested to table to executive session
3. Members' Forum
  - a. **Nathan Wall:**
    - i. Introduced himself as heading up 1406-1410 Crosspointe construction
    - ii. City approved everything for 1404 Crosspoint. Condenser will be moved from front to an approved location next week
    - iii. Brick is on its way and will match other homes
    - iv. Asked about 1412 Crosspoint construction, which was supposed to start in October. Tom and Hannah said they have no new information; Don might know
4. Approval of Minutes
  - a. October 25, 2022 Open Meeting Minutes: Van moved, and Ken seconded, **motion to amend minutes to add Board member names. Approved without objection (3-0)**
5. Summary of Actions Taken in October 25, 2022 Executive Meeting
  - a. Hannah shared that minutes were approved; no other actions taken
6. Reports
  - a. Grounds (**Juanita**)
    - i. Has a report regarding Corey's work for executive session
    - ii. Walkway lights are now fixed
  - b. October Financial Update (**Sheila**)
    - i. Summary: The budget for the year is in the red, but some large expenses came out of reserve fund. Despite this, we are overall in better shape now with \$132,282 than we were in December 2020 with 117,084! Report as of October 31, 2022:
      1. **Operating Funds:** PPB: \$42,093; Chase: \$22,637; Total \$64,727
      2. **Reserve Funds:** PPB: \$67,555
      3. **Total HOA Funds:** \$132,282 (\$35 more than Sept 2022)
      4. **Accounts Receivable:** \$7,028 (15 delinquent accounts vs 30 in Dec 2020)
      5. **Delinquency Fee Payable:** \$1,060
      6. **October Income:** Budgeted: \$10,710; Actual: \$11,106; Excess: \$396
      7. **October Expenses:** Budgeted: \$7,851; Actual \$11,186; Excess: \$3,335
      8. **October Total Operating Loss in Budget:** \$2,939
      9. **2022 Yearly Budget Through Oct:** Total: \$129,920; YTD Budget: \$114,161; YTD Spent: \$146,294; Budget Shortfall: (\$16,374). Large expenses (e.g., \$20k water leak, \$11k utility cart) paid out of reserves
    - ii. Interest on reserve funds
      1. **Ken:** Are we open to putting some of the reserves in an "I bond"?
      2. **Sheila:** Yes, but there was uncertainty as to how to go about it
      3. **Tom:** A bank has approached Associa with money market offer of over 1% interest. Our current money market is 0.1 or 0.2 %. Recommended investment strategy be presented to Board before next meeting

4. **Ken:** I bonds have limit of \$10k/year. Current interest rate is 6.9%. Ken motioned, and Van seconded, **motion to consider investing \$10k into an I bond in 2022, Van seconded. Approved without objection (3-0)**
    - iii. **Peg Shrum** (612 Carriage Way): Asked about digging a well to reduce water costs. Board clarified that the \$20k was for repairs, not for the water bill.
    - iv. **Liz** expressed appreciation for Sheila as treasurer and for Juanita as board member over grounds.
  - c. Communications/Website (**Ken**)
    - i. Hosting situation for current Greene HOA is changing, and certain parts of the back end are being sunset. Eric Pyle (previous Board member and website owner) reached out with information. Ken suggested to go with a simple website with basic information and have most materials and proprietary info on TownSq; open for discussion. Tom clarified that TownSq is not Associa exclusive so we should keep access if we change management companies.
  - d. Greene Committees
    - i. Welcome (**Carol King**)
      1. No new people have moved in; 718 Carriage Way is moving at some point. 730 Carriage Way is for sale. 810 Carriage Way is a currently vacant rental property. 927 Middle Run Place was purchased by an existing Greene homeowner who plans to rent to family. 826 Middle Run (Coys) has been vacant for a year.
      2. Van asked questions about how welcoming committee and getting contact info for new residents works, asked to go with Carol on welcome visits.
    - ii. Greene Beautification (Juanita): No changes
    - iii. Architectural Control Committee: No updates
    - iv. Crosspointe Fire Recovery Advocacy Committee: No updates
7. Playground Committee (**Peg Shrum**)
  - a. Report on progress: New playset is up; Van, Mack, Jeff, and Peg thanked for their volunteer work on install. Van called it “The worst IKEA thing you could ever imagine” and expressed particular appreciation for Peg and Jeff; Mack also helped for 2 days! The stand-alone metal swing was fixed two weeks ago. The group plans to erect the climbing dome next week. Have asked Tom to order remaining playground components, most of which have been completed. One item backordered; one website difficult to access; some complications due to not having a credit card.
  - b. Decide on playground removal: Two bids have been received. Also, Van Duitsman has offered to remove for free (with Mack’s help), with HOA paying cost of disposal. Van asked Nathan Wall about adding old playground materials to his construction disposal.
    - i. Ken moved, and Hanna seconded, **motion to appoint Van to coordinate the removal of the existing playset. Passed without objection (3-0).**
  - c. Juanita and Luis are helping to get a “play at your own risk” sign for the playground; would like to get a wooden sign to match others instead of aluminum signs. Will also say “members and guests only”. Discussion of wording. Sheila asked if “play at your own risk” was enough to absolve HOA of liability in case of injury. Tom said we have liability coverage. Sign may serve as deterrent or help for denial of claim but will not prevent claims being filed.
  - d. Peg shared drawing by Doris Graham of playground locations.
8. Set date and time for next Greene Board Meeting: **January 24, 2023, at 7 pm**
9. Adjournment: **8:20 pm**