

HOA Board of Directors Meeting (Open) Called Meeting Minutes

DATE: **February 28, 2023**
TIME: **7:00 pm**
LOCATION: **Clubhouse**

1. Call to Order: **7:01 pm**
 - a. **Present:** Liz Wilson (President), Van Duitsman (2nd VP), Deena Williams (Treasurer), Ken Daniels (Secretary), Evelyn Slough (At Large; Assistant Treasurer)
 - b. **Absent:** Lillian Johnson (1st VP), Tom Armstrong (Manager)
2. Members' Forum
 - a. **Mark Harlan** (617 Old Country Road): Van Duitsman, Liz Wilson, Don Adair, and Mark Harlan met with city engineering manager regarding drainage around his house. The manager was at first open to help, but then met with an attorney, who disapproved. Upon Liz's prompting, they did agree to help with the engineering part of the project. Thanks to Van for taking initiative and following up
 - b. **Lee Austin** (1416 Crosspointe)
 - i. Who is on Greene Beautification Committee? **Liz:** I (Liz) and Van currently serve but are seeking help. **Lee:** In the past, Juanita has planted flowers at The Greene entrance. Suggested getting a quote for a plan for the area with drought-tolerant flowering plants, since there's no access to water? Expressed openness to serving on the Beautification Committee, and members/Board approved
 - ii. What is being done about lighting issues in North Park? **Van:** Milestone electric is coming on Tuesday to check it out
 - c. **Dudley Austin** (1416 Crosspointe): What is being done about the bushes in the Crosspointe overflow parking lot? **Liz:** It's on the agenda to put this to a vote of the membership. **Michele Teeple** (1418 Crosspointe). The berm is nice but doesn't keep out the noise; the shrubs provide protection against sound. Also recommend getting lighting for security. **Juanita Lesmes** (807 Middle Run): We removed the shrubs from the other lot because they were ugly, but now it's barren, and this is The Greene. Recommend keeping the shrubs. **Dudley:** Recommend taking them out on the front (near Crosspointe) but not the back. **Charlene Daniels** (1427 Big Stone Gap Rd): Agree to remove along front but not back. Removal of front helps prevent people from hiding behind the bushes. **Sheila Harrison:** Recommend cutting down to half size in the front. **Liz:** Consensus seems to be to cut down in front (Carriage Way) and keep the back shrubs facing Wheatland
 - d. **Don Adair** (622 Old Country Rd): A long trailer is habitually parked on Carriage Way, sometimes detached from it struck, dangerously affecting the flow of traffic. Thelma Goldman reported this to Tom Armstrong. Covenants don't allow commercial vehicles to park on our roads. **Van:** Is this a police matter? **Michele Teeple:** We're not authorized to

have it towed unless the trailer is unregistered. **Evelyn:** Do we know who owns it? **Don:** No, but Tom is looking into it

- e. **Charlene Daniels** (1427 Big Stone Gap Rd): Playground is beautiful. Are we keeping the old one? **Van:** We got rid of a big part of it but were able to salvage some. **Liz:** Old one is bigger than new one, to serve children of different ages
3. Approval of Open Meeting Minutes for January 24, 2022
 - a. **Don Adair:** Regarding discussion on Crosspointe drainage in the minutes (Section 2.a.iii), two of the three units already have internal drainage that's piped to the street, so drainage should not be an issue
 - b. **Mark Harlan:** In reference to 2.v, the photos Lillian Johnson took were taken a couple of hours after the rains; he has photos showing more significant rising water during the rains
 - c. **Van:** In section 2.b.i, the \$500 was in reference to a preliminary study, not a plan
 - d. **Don Adair:** Asked to make the roof colors match. The HOA did receive plans that were approved by the city, and Don saw no reason to let them continue to be built, other than the pitch on the roofs
 - e. **Michele Teeple:** Change section 2.a from "New Carriage Way" to "Crosspointe"
 - f. Evelyn moved, and Deena seconded, **motion to approve open meeting minutes**, with amendments, from January 24, 2022; **approved without objection (4-0)**
 4. Reports
 - a. Grounds (**Van**): Thanked all those who have helped with Grounds, then presented slideshow with photos of various issues and accomplishments around The Greene:
 - i. Shopping cart: Returned to Wal-mart
 - ii. Rising water against Mark Harlan's house: Showed screenshot of email from Breanna Davis, Executive Assistant, Duncanville Public Works, saying they will take the lead to work with an engineer to design improvements to address the erosion near 617 Old Country Road
 - iii. Missing sign on corner of Carriage Way and Middle Run: Van sent request for City to address this
 - iv. Demetrius' gutter: Damaged due to tree falling from Greene property
 - v. Hedge adjacent to Old Country: Corey spends 2 hours a week to rake
 - vi. Plumbing leak between Don and Bob's house: Don located it. Tom, Don, Liz, and Van came out, and Tom chose a trusted plumber, who repaired it
 - vii. Lights on side of building: They don't turn off during the day. **Don:** We need new photo cell
 - viii. Light detached from pool wall: The pool guy will address this
 - ix. Park Ranger's back yard: Cleaned up and bagged leaves. Put up tarp from Crosspointe fence as visual barrier
 - x. Ranger house: Has old, single-pane windows; recommend replacing them some at some point to conserve energy. There are five big and two small windows
 - xi. Barn roof: Partially damaged by wind
 - xii. Green metal trailer: Can't be pulled by new cart, but could be pulled by the old one. **Liz:** Looking into what it would take to repair old cart and trailer
 - xiii. Trimmer: Needed to be repaired for \$90 and \$45 to sharpen; this is another reason to remove shrubs
 - xiv. New batteries: Van ordered them to replace old ones for tools

- xv. Garbage can with corroded/separated bottom: Asked for tips on where to get new ones
 - xvi. Old surveillance equipment: Will ask Corey to throw it out
 - xvii. Trees to be taken down: Ramon quoted \$700. Mack Graham volunteered to take them down
 - xviii. New vertical dividers between Carriage Way units in the back
 - xix. Swing pole: Painted green to match other equipment
 - xx. New park bench
 - xxi. Yard of the month: Luis and Juanita Lesmes
- b. Financials (**Deena**)
- i. Financial statement summary: December close to break-even, \$277 down in total cash. Ended \$133,163 cash between reserve and operating funds. YTD through December, over budget by \$23,605. Largest over-budget items were water leak repairs, utility cart, and sidewalk repairs
 - ii. January: Bought another \$10k in I Bonds at end of the month. Now we have \$20k in I Bonds from Reserves
 - iii. Franklin: Did we roll over anything to reserves at end of 2022? Sheila: No funds available to roll over to reserves
- c. Communications/Website (**Ken**)
- i. Our website is available at www.thegreenehoa.com and has news, Board and committee members, policies/legal documents, agendas, minutes, and budgets
 - ii. Don: Requested to add financials to website
5. Routine Business
- a. Greene Committees
- i. Welcome
 - 1. **Dudley Austin**: Two new neighbors on Crosspointe
 - ii. Greene Beautification
 - 1. New committee member Lee Austin will give report next month
 - iii. Architectural Control Committee (**Don**)
 - 1. Verbal request for what's required to put in a fence. Gave directions. City requires permit for fence longer than 20 feet
 - 2. Carriage way, request to replace windows. City requires permit for window replacement
 - iv. Crosspointe Fire/Recovery Update (**Don**)
 - 1. Two of three Crosspointe units (1408 and 1410) have sold. Unit 1404, extensively renovated, has been rented. Unit 1412 is still vacant (empty lot). Owners have not responded. They submitted for permitting a year ago after they finished and sold unit 1414
 - 2. **Liz**: Should we put a fence to close the gap behind the vacant lot? We can't force homeowners to add fence, but The Greene could put up a basic fence ourselves. (No final decision was made)
6. New Business
- a. Van moved, and Evelyn seconded, **motion to remove all Crosspointe overflow parking lot hedges, except for those parallel to Wheatland serving as a sound barrier; approved without objection (4-0).**
 - b. Trailer parking on Carriage Way: Tom Armstrong will follow up on this.
7. Date and Time for March 2023 Greene Board Meeting: **March 28 at 7:00 pm**
8. Adjournment: **8:35 pm**