

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

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

1. Call to Order: **7:04 pm**
  - a. **Present:** Liz Wilson (President), Lillian Johnson (1<sup>st</sup> VP), Van Duitsman (2<sup>nd</sup> VP), Deena Williams (Treasurer), Ken Daniels (Secretary), Evelyn Slough (At Large; Assistant Treasurer), Tom Armstrong (Manager)
  - b. **Absent:** None
2. Members' Forum
  - a. **Monica Del Bosque** (1408 Crosspointe): Introduced herself as new homeowner. Welcome, Monica!
  - b. **Lillian:** Expressed concern that we need to tighten our monetary expenditures. For example, the Board recently authorized the \$144 purchase of an invisible electronic fence for the ranger's dog. We need to keep separate personal matters from The Greene's needs.
    - i. **Juanita:** echoed Lillian's concern
    - ii. **Don Adair:** expressed appreciation for Board's action as it inexpensively solves a significant problem (an unconfined dog) at low cost
    - iii. **Liz:** Explained the closed-meeting vote and apologized if the money was ill spent to solve the problem. The ranger has a 12-year-old boy who loves the dog, and it would have been cost-prohibitive to put up a physical fence. Since the Board allowed him to have a dog, we felt we needed to provide a solution.
    - iv. **Clinton Franklin:** He didn't have a dog initially when we started the contract
    - v. **Liz:** The Board subsequently decided to allow him to have a dog. Also, the ranger expressed willingness to pay for the fence out of pocket
  - c. **Carol King:** She was driving near the gate and had to swerve to avoid a box and other trash in the road while another vehicle was approaching, nearly causing an accident. The box stayed there for about three days. Corey needs to be more responsible to pick up trash like this.
    - i. **Liz:** Corey has been instructed to canvass the area and look for trash. We will address this matter to him
  - d. **Sheila Harrison:** Request to clean up area around clubhouse; doesn't look good. Steps on deck need to be addressed
  - e. **Monica Del Bosque:** There are cords and debris around new townhomes. Who is responsible for this? The builder? The Board?
    - i. **Liz:** Don Adair will address this
    - ii. **Don Adair:** They've been asked to remove it but haven't yet; it's temporary.
  - f. **Don Adair:** How much did it cost to fix the emergency leak by the ranger house?
    - i. **Liz:** \$1,800. Tom and Van helped, made an emergency decision
3. Approval of Open Meeting Minutes
  - a. Van moved, and Evelyn seconded, **motion to approve open meeting minutes for February 28, 2023; approved without objection (5-0)**

4. Summary of Actions Taken in February 28, 2023 Executive Board Meeting

- a. **Ken:** Board took action to purchase invisible electronic fence to constrain Corey Williams' dog. We subsequently purchased the fence for \$144 and provided it to him

5. Reports

- a. Grounds (**Van**): Presented slideshow summarizing issues and actions taken
- i. Damaged trees: Mack Graham cut them down
  - ii. Hedges: Stan and Van tried to pull them out with truck, but they didn't budge
  - iii. Trees around clubhouse: Ramon lifted them as some were touching the roof
  - iv. Water around Mark Harlan's house (617 Old Country Rd): Still waiting for City. Went to City, got message from Breanna at city, no new news, but she will get back in touch this week
  - v. Missing street sign at Middle Run & Carriage Way: City said they would deal with it. **Peg Shrum:** This is also an issue at Carriage Way & Wheatland. **Don Adair:** The last similar request took 6 months to fulfill
  - vi. Dimetrius's gutter: Replaced after a tree on The Greene's property fell on it
  - vii. North Park Lighting: Milestone fixed it under warrantee
  - viii. Lighting sensors: Luis Lesmes replaced them
  - ix. Board in pool cage: The pool guy, Roberto Martinez, replaced it for free, saving \$650 that had been quoted
  - x. Trailer: Will we fix the old golf cart? **Juanita:** Too problematic to fix
  - xi. Roof peeling on barn shed: Needs to be addressed
  - xii. Pool water runoff: Comes up near Walles' and Grahams' houses; we may need to dig to control it
  - xiii. Erosion from creek toward Troy Fergesen's house: **Don Adair:** Broached it to the City, but they say they won't take care of it again, since it's private property. **Van:** Requested for anyone to provide ideas/contacts for working on a retaining wall
  - xiv. Trash barrels: Eroding at bottom. Propose to delegate this to Beautification Committee
- b. Beautification (**Lee Austin**). **Liz** thanked Lee for serving on the beautification committee, then Lee presented a landscaping proposal and slideshow:
- i. Contacted four landscaping companies, got estimate from one (Mow Pro's)
  - ii. Entrance is looking run-down. Propose to use drought-tolerant plants. Ten plants are there now that are drought-tolerant and can be reused. Fourteen nandinas can be transplanted to near the pool to beautify
  - iii. Landscaping company came up with plan to spend \$15k, then \$6900, with yuccas, sage, river rock, crushed granite
  - iv. Propose to transplant some of the drought-tolerant plants from near the pool to the front entrance
  - v. Propose removing the aging shrubs from the pool wall
  - vi. Plant lantanas in garden between pool walls, adding color
  - vii. Plant ivy in front of clubhouse
  - viii. Showed photos of lavender, red yucca, black-eyed Susans
  - ix. Imagine: Larger rocks in center of island, drought-tolerant plants, natural look, with flowering plants on ends
  - x. Showed photos of different kinds of rocks, from small to large
  - xi. Quote for all the rock, soil, plants for front entrance island: \$3,600-\$4,000 (includes labor, estimated at \$1,300 - \$1,700)

- xii. Area around pool, liner, crushed granite, 6 lantanas
    - c. Financials (Deena)
      - i. Status as of 1/31/2023 (figures are rounded/approximate; see financial report for details):
        - 1. Net income for January: \$3,500 (\$2,800 after \$700 insurance; January report didn't include insurance, but February report included \$700 for the January insurance)
        - 2. We spent \$3,000 more in January than we took in, taking into account fewer receipts for those who did not pay their dues
        - 3. Total balance of cash \$120,000, including \$20,000 in I bond treasury investment, which is earning interest
        - 4. Chase account balance: \$12,000 as of end of February
      - ii. Introduced cash-back credit card options for Board members to charge expenses to
        - 1. Juanita: Concerned that this could be abused
        - 2. Deena: We can put limits on individual cards
    - d. Communications/Website
      - i. New categories are available on our website ([www.thegreenehoa.com](http://www.thegreenehoa.com)): Draft minutes, financial reports
6. Routine Business
  - a. Greene Committees
    - i. Welcome (Carol King)
      - 1. 1408 Crosspointe: Monica Marcela Trujillo & Isai del Bosque
      - 2. 1410 Crosspointe: Luis & Linnette Casares
      - 3. 718 Carriage Way: Being restored for rentals
      - 4. 826 Middle Run: Ms. Coy is working on settling the will
    - ii. Greene Beautification (See above, under Grounds)
      - 1. Jeff Shrum put up sign by playground, "Play at Your Own Risk"
      - 2. Cross bars being considered
    - iii. Architectural Control Committee (Don Adair)
      - 1. No inquiries this month
      - 2. A third non-approved storage shed has appeared behind 1411 Big Stone Gap
    - iv. Crosspointe Fire/Recovery Update (Don Adair)
      - 1. 1404 is being rented
      - 2. 1412 is vacant. No response from Elizabeth Marquez Diaz, who purchased it. Confirmed with Deb Kennedy that Ms. Diaz purchased it. Expressed desire to build on it 8 months ago.
      - 3. Recommendation for fencing off behind 1412: Use 5-foot iron posts and lay out rabbit wire
7. New Business
  - a. April 8th Easter Social (**Lillian**): Do we want to do this? Can pull it together before the date. **Ken**: Can send out notice via email and website
  - b. GHOA Meeting Sign (**Lillian**): Would like to keep the open meetings to one hour if possible; recommend putting out signs in four locations on the day of each meeting
8. Date and Time for April 2023 Greene Board Meeting: **April 25**
9. Adjournment: **8:40 pm**