

HOA Board of Directors Meeting (Open) Called Meeting Minutes

DATE: **April 25, 2023**
TIME: **7:00 pm**
LOCATION: **Clubhouse**

1. Call to Order: **7:05 pm**
 - a. **Present:** Liz Wilson (President), Lillian Johnson (1st VP), Van Duitsman (2nd VP), Ken Daniels (Secretary), Evelyn Slough (At Large; Assistant Treasurer), Tom Armstrong (Manager)
 - b. **Absent:** Deena Williams (Treasurer)
2. Members' Forum
 - a. **Clinton Franklin** (704 Carriage Way): Asked what we can do about the long trailer parked on Carriage Way. **Tom:** Stopped by to discuss a vehicle parked in the driveway blocking the sidewalk (not the long trailer but another vehicle nearby). **Lillian:** This is a working vehicle; recommend having compassion. **Peg Shrum:** Per Duncanville ordinance, it is not permissible to park on two sides of the street. **Ken** will send out a news bulletin from The Greene requesting residents to park on the west side of Carriage Way
 - b. **Christine Harlan** (617 Old Country Rd): Thanks to Lillian for a successful Easter event. **Liz:** Seconded Christine's thanks and also thanked Lillian for visiting a neighbor that needed attention
 - c. **Liz:** The ranger got rid of his dog, and he returned the invisible fence. **Van:** He also got rid of the van
3. Approval of March 28, 2023, Open Meeting Minutes
 - a. **Van:** Clarified that in section 5.a.ix on page 3, where it says the pool guy Roberto Martinez saved \$650, there were expenses of \$165 for materials and TRT Realty engagement, so the net savings were about \$485 versus the original estimate.
 - b. Lillian moved, and Evelyn seconded, **motion to approve minutes for March 28, 2023; approved without objection (4-0)**
4. Summary of Actions Taken during March 28, 2023 Executive Board Meeting
 - a. **Ken:** A motion was adopted in the Executive meeting to pursue signing up for credit cards for Board members. The Board will follow up again in executive session.
5. Reports
 - a. Grounds
 - i. **Tom:** Presented LandCare front entrance landscaping proposal. Drought-tolerant plant material with dry creek design, including Mexican Sage, Texas Sage, Miscanthus Grass, Red Salvia, Mexican Feather, Desert Willow, Lantana. Discussion followed, including best time to plant trees in Texas (fall) and whether our other large expenses might preclude this expenditure. General consensus was to postpone until later this year or next year
 - ii. **Van:** Presented grounds update slideshow
 1. Play at your own risk sign: Jeff Shrum installed
 2. Horizontal bars: **Peg Shrum** mentioned that 9 people helped install it
 3. Fence behind 1412 Crosspointe: Stephen Duitsman helped Van install a removable wooden fence at a total cost of \$268

4. Hedges along Crosspointe: Recommend "handyman club" (Greene residents) cutting them off at the base; could rent stump grinder for \$100 for a day
 5. Shed roof: peeling off. Scott Cantrell quoted \$775 to repair. Whole roof needs to be replaced: \$3,450; recommend replacement. Small shed roof replacement: \$1780
 6. Hedges behind pool: require electrician work
 7. Swimming pool permit: renewed for the year
 8. Yard of the month: Carol King, 822 Middle Run
- iii. **Tom:** Clubhouse exterior painting
1. Presented bids for \$4,200 and \$9,954. Discussion followed, with determination to be made in executive session

b. Financials (Evelyn)

i. Cash:

	Balance at 1/31/2023	February Activity	Balance at 2/28/2023
Operating Funds			
PPB OPER #8178	\$ 50,266	\$ (13,936)	\$ 36,330
Chase #8444 BOD	\$ 2,227	\$ 9,948	\$ 12,175
Treasury Investment	\$ 20,000	\$ -	\$ 20,000
Total Operating Funds	\$ 52,493	\$ (3,988)	\$ 48,505
Reserve Funds	\$ 67,581	\$ 6,008	\$ 73,588
Total Cash	\$ 120,073	\$ 2,020	\$ 122,093

ii. Delinquent Accounts Receivable:

	Balance at 1/31/2023	February Activity	Balance at 2/28/2023
	\$ 11,298	\$ 722	\$ 12,020

iii. Income Statement:

	Month of February			YTD through February		
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)
Income	\$ 11,185	\$ 10,714	\$ 471	\$ 22,315	\$ 21,528	\$ 787
Expenses	\$ 8,623	\$ 8,646	\$ (23)	\$ 16,982	\$ 14,912	\$ 2,070
Net Income	\$ 2,562	\$ 2,068	\$ 494	\$ 5,334	\$ 6,616	\$ (1,282)

iv. Largest Over/Under Budget Expenses:

Largest Over Budget Expenses			
Annual Maintenance Fee PMG Fee	\$	1,220	
Collection Charges	\$	801	
Water Charges	\$	1,418	
Largest Under Budget Expenses			
Tree Maintenance	\$	898	
Clubhouse Repairs & Maintenance	\$	1,111	Amount to be spent in April-May for painting

c. Communications/Website (Ken): No updates

6. Routine Business

a. Greene Committees

- i. Welcome (Carol King)
 - 1. 1406 Crosspointe: Bernetta Williams, Tora Pruitt
 - 2. (? – I missed something here)
 - 3. 826 Middle Run: situation is in flux
 - ii. Greene Beautification: No update
 - iii. Architectural Control Committee: No update
 - iv. Crosspointe Fire/Recovery Update: No update
- 7. New Business
 - a. Garbage cans replacement: **Van**: Lee Austin sent several options; Board will decide how to proceed
 - b. Debris behind Crosspointe homes: No update
 - c. Ranger shed roof: Discussed in slideshow above
- 8. Date and Time for May 2023 Greene Board Meeting: **May 23 at 7:00 pm**
- 9. Adjournment: **8:23 pm**