

HOA Board of Directors Meeting (Open) Called Meeting Minutes

DATE: **May 23, 2023**
TIME: **7:00 pm**
LOCATION: **Clubhouse**

1. Call to Order: **7:06 pm**
 - a. **Present:** Liz Wilson (President), Van Duitsman (2nd VP), Ken Daniels (Secretary), Deena Williams (Treasurer), Evelyn Slough (At Large; Assistant Treasurer), Tom Armstrong (Manager)
 - b. **Absent:** Lillian Johnson (1st VP)
2. Members' Forum
 - a. **Juanita Lesmes** (807 Middle Run): What happened to truck with flat tire and no sticker by square house? **Tom:** Will discuss this matter and the red car by shed in executive session.
 - b. **Mack Graham** (623 Old Country Rd): Silver sedan outside 910 Middle Run, front wheel smashed, parked for about 9 months, registration expired. **Tom:** will follow up
 - c. **Evelyn:** Asked about black and white vehicles parked in overflow parking by Crosspointe. **Lee Austin** (1416 Crosspointe): They belong to her; they sell within six weeks. **Tom:** The rule is to move vehicles within 72 hours. **Lee:** They move as her son works on them.
 - d. **Ken:** Sent out email asking residents to park on the west side of Carriage Way to ease traffic flow. **Evelyn:** She could hardly drive past the long trailer and other vehicles parked on opposite sides of the street. **Tom:** It's a public street; we can't enforce.
 - e. **Juanita:** Similar parking situation with Tennis players on Mondays on Middle Run. **Liz:** Suggested sending out a physical newsletter. **Mack:** Suggested putting note behind windshield wipers of parked vehicles.
 - f. **Rosemary Ross** (815 Middle Run): Very grateful for Board and all they're doing. **Juanita:** Thanked Mack Graham for his grounds work. **Liz:** Thanked Lee Austin and Ms. Lesmes for their beautification work. Encouraged members to continue to doing what they're doing, jumping in, and helping out. We have a great Board; everyone tries to help. **Van** has started a committee of guys who get things done.
 - g. **Juanita:** Saw people in pool around 10:30 last evening. Are we locking the pool? **Van:** was hoping not to have to lock it every evening unless it become a problem, but it has apparently become a problem. **Mack:** Are we accommodating those who want to swim laps at 7:00 a.m.? **Juanita:** She used to close pool every night, and Corey opened every morning. **Ken:** Could someone from the community be deputized to lock/unlock? Discussion ensued, but no consensus.
3. Approval of Open Meeting Minutes
 - a. Evelyn moved, and Deena seconded **motion to approve minutes for April 25, 2023; approved without objection (4-0).**
4. Summary of Actions Taken during April 25, 2023 Executive Board Meeting
 - a. **Ken:** No public actions taken
5. Reports
 - a. Grounds (Van): Presented slideshow

- i. Leaking pipe near shed: punctured by falling tree branch. Hired tree to be cut down
 - ii. Two damaged trees: Stan, David & Rosemary, Mack, Mike (Lillian's husband) all helped fell the trees
 - iii. Bushes by Carriage Way: Branch pile is large; waiting for pile to go down; looking for volunteers to help move the branches
 - iv. Pool: Corey found rope and installed; put out lawn chairs. Mark Harlan pointed out shower leak; the same plumber who fixed the leak near shed will fix shower leak
 - v. Clubhouse painting: Tom and Lillian got bids. Close to a decision; discussing in executive session tonight
 - vi. Shed roofs: Tom got contractor bids; will discuss in executive session
 - b. Financials (**Deena**)
 - i. March Financials
 - 1. Total cash: \$122,564; gained almost \$500
 - 2. Net income for March was about \$3k; cash flow will be significant in next few months for roofs, etc.
 - 3. **Tom**: Requested documentation for second US Treasury I bond purchase
 - c. Communications/Website (Ken): No updates
- 6. Routine Business
 - a. Greene Committees
 - i. Welcome (**Carol King**)
 - 1. No new residents
 - 2. Vacant Homes:
 - a. 718 Carriage Way: workers present, not aware of situation
 - b. 826 Middle Run (Ms. Coy): damaged in freeze
 - c. 1403 Big Stone Gap: being worked on, Carol has not been able to reach anyone
 - ii. Greene Beautification (**Lee Austin**)
 - 1. Front island: Corey is working hard, planting small plants; will put down bark mulch;
 - 2. Pool area: Planning to cut down bushes around pool to open the view; bark mulch, some flowers for color. Trying to be minimalist to save money.
 - iii. Architectural Control Committee (**Don Adair**): No update
 - iv. Crosspointe Fire/Recovery Update (**Don Adair**): No update
- 7. New Business
 - a. **Liz**: Trying to conserve funds, but various issues require money: Water leaks, clubhouse deterioration, shed, other big-ticket items. Trying to keep property values up. **Van**: Takes time to get bids; invites handy members of The Greene to help. Clubhouse restoration requires professional work.
 - b. **Tom**: Recommend getting help from "garden club" volunteers to remove shrubs by pool
- 8. Date and Time for June 2023 Greene Board Meeting: **June 27**
- 9. Adjournment: **7:57 pm**