

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

DATE: **August 22, 2023**  
TIME: **7:00 pm**  
LOCATION: **Clubhouse**

1. Call to Order: **7:07 pm**
  - a. **Present:** Liz Wilson (President), Lillian Johnson (1<sup>st</sup> VP), Deena Williams (Treasurer), Evelyn Slough (At Large; Assistant Treasurer), Tom Armstrong (Manager)
  - b. **Absent:** Van Duitsman (2<sup>nd</sup> VP), Ken Daniels (Secretary)
  - c. **Opening Remarks (Liz):** Ken and Van are out on family business. Ken's flight back from California was delayed due to the hurricane, and Van had a family emergency
2. Introductions of Board Candidates
  - a. **Liz Wilson:** Current president, at The Greene for some 30 years, served on Board for past four years; happy with the direction of the Greene, including playground; great Board; glad for contribution of members like Mack Graham and Lee Dudley
  - b. **Evelyn Slough:** At Greene for 22 years, background in accounting, happy to do whatever the Board asks, married for 59 years
  - c. **Lillian Johnson:** At The Greene for 14 years, wants above all to be a servant. Would like to run again to ensure money is being spent wisely, running as a team with three others, would like to operate as a team. Believe in community. Like to knock on doors to follow up on issues and needs.
  - d. **Juanita Lesmes:** Running to serve again however needed, would like to keep an eye on the money and represent the members.
  - e. **Rosa Fleming Stevenson:** Moved to The Greene with husband nearly two years ago. Would like to serve and give back whether elected or not. Love the warm and welcoming community.
3. Members' Forum
  - a. **Don Adair** (622 Old Country Rd): Commended the rocks and planter at CrossPointe entry. **Liz:** Thanked Ms. Austin for donating the rocks.
  - b. **Carol King** (822 Middle Run): Still dangerous to drive on Carriage Way due to vehicles parked on both sides of the street. **Lillian:** Are cars parking directly across from truck with trailer? **Don:** Yes. Communication to owners doesn't reach renters. **Lillian:** Visited one of the residences to discuss parking in wrong direction or across from truck, plus flat tire in driveway. Resident received it well. **Don:** People are parking SUVs directly across from truck, hard to weave through. Wife almost got hit the other day. **Lillian:** Will give another friendly notice. Owner of truck moved one of two trucks (one that was parked in the driveway blocking sidewalk) after being contacted by City; has not been contacted about the other truck. Would like to address this issue as a community first and then legally only if needed.
  - c. **Mack Graham** (623 Old Country Rd): Red car has been parked by ranger's office for months has now been moved from parking space to grass. Is it the ranger's car? **Lillian:** belongs to his sister. **Mack:** What happened to the damaged silver car that was there for a year and is now gone? **Lillian:** It was sold. **Mack:** It's good to keep on top of these as the silver car was there for a year. **Liz:** Will approach ranger about parking the red car in the shed. **Tom:** Is there a restriction in the Covenants about abandoned cars? **Clinton Franklin:** City has ordinance against parking on unpaved surfaces. **Don:** Covenants say you can't park outside your driveway any vehicle that's been inoperative for more than 72 hours. If not registered, it has to be in garage. **Juanita:** If it's not the ranger's car and it's not registered, it needs to be in garage. **Liz:** We gave him a couple of months to move, and it's been a couple of months, so I will talk to him about it.
4. Approval of Open Meeting Minutes

- a. Regarding point 4b (tree removal)
    - i. **Juanita Lesmes** (807 Middle Run): Did we engage someone other than Ramon to work on our trees? Ramon reduced price to \$1,500. **Liz**: Tom did not have Ramon's insurance on file. Ramon's wife recently found it was going to send it to us. Also, we started getting other bids. Mr. Ramon is wonderful, but there are situations, like with tall trees, where others are better equipped.
    - ii. **Demetrius Ethley** (1304 Crosspointe): Paid \$120 to have leaves removed that come from trees outside his property. Ramon blew the leaves into property. Whose responsibility is this? **Liz**: Will ask Ramon to remove leaves from side of Demetrius' house and avoid blowing them into property.
    - iii. **[Unknown speaker]** What is our position about trees from neighbor's yard presenting a hazard on our yard? **Tom**: If it's in your space, it's your responsibility. You can agree to work on it together if it's a mutual hazard. **Lillian**: Recommend talking to the neighbor to work out a deal. **Speaker**: They handled just the lower limbs five years ago, now limbs leaning on property and falling on roof. **Deena**: Had to pay for removal of HOA tree branches on my property. **Speaker**: I took care to trim my branches along my property line, setting example. **Don**: This is an owner issue, not an HOA issue.
  - b. Deena moved, and Evelyn seconded, **motion to approve open meeting minutes for July 25, 2023; approved without objection (3-0)**.
5. Summary of Actions Taken during June 27, 2023 Executive Board Meeting (**Ken**): No report
6. Reports
- a. Grounds (**Liz**, on behalf of Van)
    - i. **Shed**: Re-roofing was completed, waiting on City for final inspection today
    - ii. **Tree removal**: Trees and limbs falling, six to eight trees that should come down. Ms. Lee recommended receiving donations to plant new replacement trees in honor of loved ones.
      - 1. Member discussion ensued about how we know when to take down trees. **Don**: Albarron Tree Service, as well as Ramon, though they are not arborists, can determine, based on experience, when a tree is likely dying. Many of our trees are dying from the top down due to bugs, not heat. **Elizabeth Johnson** (835 Middle Run Ct): When a new tree is planted to replace an old one, need to think about ability to water it.
  - b. Pool (**Liz**, on behalf of Van)
    - i. Deck was power washed
    - ii. **Tom**: Invited company to inspect pool gate and recommend automated locking option. Company won't install auto lock due to liability if someone is trapped in pool area after it locks. Company can offer proposal for electronic locking system to replace mechanical keys, using programmable \$5 cards for each member. Will present this option to the Board. **Carol King**: Isn't it Corey's responsibility to lock the pool? **Liz**: Corey works overnight, so a Board member has to lock it. Corey opens it in the morning.
  - c. Clubhouse (**Lillian**)
    - i. **Stove**: Replaced with a new black stove we bought for \$500 from a member. Had already ordered one from Lowe's for \$900 but canceled it.
    - ii. **Refrigerator**: Van found a refurbished unit from Seagoville, traded old one.
    - iii. **Garbage Disposal**: Stopped working, even though it was just over a year old. Need to know who is supposed to service it. Juanita: It was serviced before, but a coin and chicken bone were found. It's an issue with usage, not the equipment. **Liz**: Recommend making zip-lock bags available for clubhouse customers to throw away waste. We're working on solution for garbage.
  - d. Financials (**Deena**)

