



## THE GREENE HOMEOWNERS' ASSOCIATION

### The Greene HOA Board of Directors

#### Monthly Board Meeting

**Tuesday, August 27<sup>th</sup>, 2024 @ 7:00 PM | Location: The Greene Clubhouse**

- 1) Proof of Notice, Confirm Quorum & Call to Order: **7:01 pm**
  - a) Present: Liz Wilson (President, 1308 Crosspointe St), Juanita Lesmes (1st VP, 807 Middle Run), Deena Williams (Treasurer, 1310 Crosspointe St), Ken Daniels (Secretary, 1427 Big Stone Gap Rd), Evelyn Slough (Assistant Treasurer, 907 Middle Run Place), Chelsea Haynes (Manager, Goodwin)
  - b) Absent: Van Duitsman (2nd VP, 810 Middle Run)
- 2) Approval of Prior Meeting Minutes – July 23<sup>rd</sup>, 2024
  - a) Evelyn made, and Deena seconded, **motion to approve minutes of the July 23, 2024 open Board meeting; approved without objection (4-0)**
- 3) Summary of Actions Taken During Executive Session – July, 23<sup>rd</sup>, 2024 (**Ken**)
  - a) No actions to report
- 4) Treasurer Report (**Evelyn**)
  - a) Financial Review (Deena): Statements are available from Associa only through May. Total cash \$138k, up about \$1900 from beginning of year. Includes \$12k pool maintenance, \$7500 landscaping. Overall we are in good shape.
- 5) Officer Reports (3 mins per officer)
  - a) Grounds (**Liz**): The grounds are up to par and looking good
  - b) Pool: No updates
  - c) Communications (**Ken**): TownSq training at Clubhouse on 9/3 at 7:00 pm
- 6) Committee Reports – (3 mins per committee)
  - a) Nominating (**Charlene Daniels**): Nothing to report
  - b) Welcome (**Carol King**):
    - i) 826 Middle Run: Vacant
    - ii) 855 Middle Run: Vacant, for sale
    - iii) 728 Carriage Way: Vacant, listed as short term rental
    - iv) 847 Middle Run Ct: Kenneth & Vonda Bush, moved in as short term renters
  - c) Architectural Control (**Don Adair**): Don is out of town, no updates
  - d) Beautification (**Lee Austin**): Not present, no updates
  - e) Amenities (**Lillian Johnson**): Nothing to report
- 7) Old Business
  - a) Erosion/engineering for Harlan residence: **Chelsea**: Van sent plans from City, passed it on to field services team. Verifying with field services team, who say it will cost \$1,800 to validate the plan. **Harlan**: City contracted to have engineer develop plan just over a year ago. **Lillian**: We need to have assurances we will not be held liable. **Chelsea**: We can have attorney draft language to hold The Greene harmless. **Liz**: The Greene will do whatever is needed to address the problem.



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- b) Governing Documents Revisions: **Chelsea**: Reached out to governing documents committee to understand what is desired. Will be meeting first in September with Don, Clinton, and Govan
- 8) New Business
  - a) Townsq Status and Payments Transitions:
    - (1) **Chelsea**: Transition will take 45-60 days, and past history will be made available after transition. Go ahead and make payments to Goodwin. Contact Chelsea by email if you have not received the welcome letter.
  - b) Dog Policy Violations: No discussion
  - c) Attorney Engagement:
    - (1) **Chelsea**: Provided engagement letter with Cagle Pugh, who is responsive. **Ken**: Requested cost comparison with Riddle & Williams.
  - d) Compliance Expectations and Enforcement
    - (1) **Chelsea**: Chelsea conducted an initial visit, and driver will come once per month to ensure owners are in compliance with documents. Will issue initial no-penalty letter for violations.
- 9) Upcoming Events
  - a) 2024 Annual Meeting: 9/10/2024 @ 7:00 PM
  - b) Next Scheduled Board Meeting: October 22 @ 7:00 PM
- 10) Board of Director Candidate Introductions (2 mins per candidate)
  - a) Josh Pielage: Moved from Ohio in January
  - b) Lillian: Serves, knocks on doors, clubhouse
  - c) Ken: Secretary, maintains website, security cameras, prepares minutes
  - d) Deena: Treasurer, travels. Loves financial statements, spreadsheets, and accounting; teams with Evelyn
- 11) Owner Forum Q&A (2 mins per owner)
  - a) **Mr. Lesmes**: What are we doing about cars parked over 72 hours, or without tags.
  - b) **Sheila Harrison**: Insurance company not happy with overhanging trees. One damaged her roof. Liz: Asked Ramon to trim some trees, but constrained by backed up trash.
  - c) **Clinton**: Questioned Deena's attendance record. **Evelyn**: She has to travel for work and is an essential Treasury partner with Evelyn. **Ken**: Could she attend meetings virtually when she travels?
- 12) Closed meeting at **8:20 pm**