

THE GREENE HOA ANNUAL MEETING AND BOARD ELECTION

Called Meeting Minutes

DATE: Monday, September 8, 2025

Time: 7:00 PM

Location: Clubhouse

1. Welcome and Call to Order: **7:08 pm**
 - a. **Present:** Liz Wilson (President, 1308 Crosspointe St), Lillian Parks-Johnson (1st VP, 923 Middle Run Place), Ken Daniels (Secretary, 1427 Big Stone Gap Rd), Deena Williams (Treasurer, 1310 Crosspointe St), Evelyn Slough (Assistant Treasurer, 907 Middle Run Place), Chelsea Haynes (Manager, Goodwin & Co.)
 - b. **Absent:** Josh Pielage (2nd VP, 1403 Big Stone Gap)
2. Determine/Establish Quorum
 - a. **Chelsea:** Quorum established by 7:08 pm with at 17 units represented
3. Proof of notice of meeting
 - a. **Chelsea:** Meeting notice was sent by TownSq, email (August 18), and postal mail (August 18) and was duly called
4. 2025 Financial Overview/2026 Budget Discussion (Deena)
 - a. Overview (**Deena**)
 - i. As of July 31, 2025, cash available totaled \$124,893.42; August figures were still in preliminary reporting and would be posted (via TownSq and the website) by the 20th
 - ii. About \$80,000 of that (a savings account plus two CDs — a second CD was opened this year) is invested at around 4%, yielding roughly \$3,200/year; the remainder is largely in I Bonds/Treasury Direct savings bonds tracking inflation plus about 1%
 - b. Revised proposed budget (Evelyn)
 - i. The 2026 budget had already been reviewed and approved at the Board's regular open meeting several weeks earlier; only a supplemental summary was presented here for members' awareness
5. Townhall and Q&A About Current Financial Status of the Association
 - a. **Charlene Daniels (1427 Big Stone Gap Rd):** Has the Chase account been reflected in the official financial statements?
 - i. **Deena:** Yes — now that the transition is complete, the Chase account is fully incorporated into the monthly financial statements
6. Board Election

- a. Four original candidates; Michelle Teeple stepped away, leaving three candidates. Voted by acclamation: **Liz, Evelyn, Lillian**

7. Community Forum

- a. **Jeff Shrum (612 Carriage Way):** Reminder that AT&T's recent fiberoptic installation may have damaged nearby sewer lines; residents have a two-year window (about a year remaining) to report suspected damage to the City
- b. **Governing documents/bylaws committee (Don Adair, Donna Adair, Clinton Franklin) update:** committee continues compiling proposed amendments to the governing documents (including short-term rental restrictions and fining/enforcement authority); recommendations will be presented for a future member vote once finalized
- c. **2024 Annual Meeting Minutes:** Approval of the 2024 annual meeting minutes was not included on the mailed agenda. Ken reviewed the draft 2024 minutes on-screen for member feedback; no changes were requested, but the item was not put to a vote

8. Announcement of Election Results:

- a. Elected Board Members: **Evelyn Slough, Lillian Parks-Johnson, and Liz Wilson**

9. Adjournment: **8:04 pm**

- a. Next Meeting: **November 4 at 7:00 pm**