

The Greene HOA Board of Directors Monthly Board Meeting
Tuesday, February 25, 2025 @ 7:00 PM
Location: The Greene Clubhouse

Called Meeting Minutes

- A. Proof of Notice, Confirm Quorum & Call to Order: **7:04 pm**
 - 1. **Present:** Liz Wilson (1308 Crosspointe St), Lillian Parks-Johnson (923 Middle Run Place), Josh Pielage (1403 Big Stone Gap), Ken Daniels (1427 Big Stone Gap Rd), Deena Williams (1310 Crosspointe St), Chelsea Haynes (Manager, Goodwin & Co.)
 - 2. **Absent:** Evelyn Slough (907 Middle Run Place),
- B. Approval of Prior Meeting Minutes – January 28, 2025
 - 1. Lillian moved, and Josh seconded, **motion to approve January 28, 2025 open meeting minutes with amendments; approved without objection (5-0)**
- C. Summary of actions taken during November 6th Executive Board meeting
 - 1. **Ken:** No public actions taken
- D. Treasurer's Report
 - 1. Financial Review (**Deena**)
 - a. As of 1/31/2025, cash balance was \$156,375
 - b. During January, our cash balance increased by nearly \$9k
 - c. We came out \$500 under budget for January
 - 2. Will invest \$10k in CD. **Chelsea:** The request has been placed and is in progress. Will report to board when complete
- E. Committee Reports (3 mins per committee)
 - 1. Welcome (**Carol King**)
 - a. **826 Middle Run:** Continues to be vacant. Former tenants (Coy) passed away.
 - b. **855 Middle Run:** New members, Matthew and Natalie Murphy, 855 Middle Run (Diana Hersey's old house), expecting baby in August
 - c. **620 Carriage Way:** For Lease sign has been removed; no activity at residence.
 - 2. Architectural Control (**Don Adair**, not present)
 - 3. Beautification (**Lee Austin**, not present)
 - a. Liz: Nothing to report, made it through freeze, saved what was possible, getting ready for spring
 - 4. Amenities (**Lillian Parks-Johnson**)
- F. Old Business
 - 1. Erosion/engineering for Harlan residence
 - a. **Chelsea:** Board approved J3 construction to move forward with plume. Pulling permits with city this week. Plan to start job next week. Expected to take 7-8 days to complete.
 - b. **Mark Harlan:** J3 has come to visit at his residence; thanks the Board for the action
 - 2. Governing Documents Revisions/Feedback
 - a. **Chelsea:** Topics for revision will include short-term rentals, tree encroachment, fence standards, animals, business operations policy, and fining policy. She has put together sample verbiage on all these topics for feedback from the governing documents committee. Will seek direction from attorney on short-term rentals.

G. New Business

1. Open for Board Discussion:

a. Golf cart (**Liz**)

1. Bought new battery-powered golf cart about 2 ½ years ago. Seems to need a new battery; received quote for \$1100 (if 60-volt battery needed) or \$1300 (if 8-volt battery needed) + \$150 installation, and then we could sell it. Does not have a hitch and is suboptimal for tree, brush, and other bulk jobs.
2. We have an old John Deere golf cart with a hitch and trailer; received bid from Mr. Jerry Garcia to rebuild engine for \$2500 or replace with new engine for \$3,600, which includes transmission service.
3. Ken made, and Josh seconded, **motion to engage Mr. Jerry Garcia to install a new engine and service the transmission on the gas-powered golf car, not to exceed \$5000; approved without objection (5-0)**
4. Ken made, and Lillian seconded, **motion to install new battery in the electric golf cart, not to exceed \$1450 + tax; approved without objection (5-0)**

B. Homeowner Forum (2 minutes per owner)

1. **Daniel Massias** (608 Old Country Rd): Dog next door is barking all day, literally. **Ken:** Working on governing documents to grant fining authority for enforcement. In the meantime, recommend calling Duncanville Animal Control.
2. **Juanita:** Discussed with Lillian visitors coming to her house instead of clubhouse
3. **Ms. King:** Asked about where to get bylaws to pass out to new residents. **Lillian:** Offered to make them available
4. **Mack Graham:** Cleared out several piles of brush from creek area; waiting to be taken once the golf cart is repaired.

C. Adjournment of Open Session

1. Adjournment: **8:11 pm**
2. Next meeting: **March 25 at 7:00pm** at the clubhouse