

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

DATE: **July 23, 2024**  
TIME: **7:00 pm**  
LOCATION: **Clubhouse**

1. Call to Order: **7:08 pm**
  - a. **Present:** Liz Wilson (President, 1308 Crosspointe St), Juanita Lesmes (1st VP, 807 Middle Run), Ken Daniels (Secretary, 1427 Big Stone Gap Rd), Evelyn Slough (Assistant Treasurer, 907 Middle Run Place), Amanda Downer (Manager, PMG/Associa)
  - b. **Absent:** Van Duitsman (2nd VP, 810 Middle Run; sick); Deena Williams (Treasurer, 1310 Crosspointe St; on overseas trip)
2. Approval of Open Meeting Minutes
  - a. June 25, 2024:
    - i. **Clinton:** It was Mr. & Ms. Lesmes, and Clinton, who had identified the company from Houston that we are purchasing our new entry sign from.
    - ii. Evelyn moved, and Juanita seconded, **motion to approve the Open Meeting Minutes from June 25, 2024, as amended; approved without objection (3-0)**
3. Summary of Actions Taken During June 25, 2024 Executive Board Meeting
  - a. Evelyn moved, and Ken seconded, **motion to engage Mr. Ramon for a bid to trim all the dead tree limbs in The Greene, not to exceed \$3000; approved without objection (4-0).**
  - b. Ken moved, and, Van seconded, **motion to engage Goodwin & Co. as our new HOA property management company starting August 1, 2024; approved without objection (4-0).**
4. Reports
  - a. Grounds (Juanita):
    - i. **Juanita:** Commented on all the damage that AT&T has done when digging to lay fiberoptic cable. Liz: City approved their undertaking.
    - ii. **Juanita:** City has not picked up garbage along street, so we have not proceeded with more tree trimming. **Carol King:** Has anyone called the city about the bulk trash pickup? **Juanita:** Yes, but they are busy and behind due to recent storms.
  - b. Pool (Van): Not present, no updates
  - c. Financials (Evelyn)
    - i. Financial update
      1. **Evelyn:** June financial report is not yet available. As of May 31, we have a total cash balance of \$138,595.
      2. **Lillian Johnson-Parks** (923 Middle Run Place) Why no June financials?
      3. **Ken:** Why were previous months not updated to include Chase activity per Deena's request? **Amanda:** Deena noted no Chase activity in financials on June 12; the back-office accountants have taken time to turn it around.
  - d. Communications/Website (Ken):
    - i. **Christine Harlan** (617 Old Country Road): Can we get a directory of members? **Ken:** TownSq has that information, but it's made available only for the Board. Will work with new management company to see if we can make it available to all members.
5. Routine Business
  - a. Greene Committees
    - i. Nominating Committee (Charlene Daniels):
      1. **Charlene Daniels** (1427 Big Stone Gap Rd): Deadline for nominations is Saturday, July 27. Ken and Deena have agreed to stand, but not Van. No one else has come forward. **Lillian:** If no one else comes forward, I am willing to run.

- ii. Welcome (**Carol King**)
    - 1. No new move-ins
    - 2. 826 and 855 Middle Run are still vacant. 855 has a For Sale sign, but not 826.
  - iii. Greene Beautification (Lee Austin)
    - 1. **Liz**: We put down mulch and ordered compost. The soil has been dry.
    - 2. **Charlene**: Is there an update on the entrance sign? **Clinton**: Received the invoice for the sign, which is made from real wood and is weather treated. Waiting for Board to make payment; will be ready 21-30 days after receipt of payment.
  - iv. Amenities (**Lillian Johnson-Parks**): A couple of clubhouse rental checks bounced; we got the money back. Also, observed that the clubhouse was set to 72 degrees. Recommend that Corey check it regularly to raise the thermostat when no one is present.
  - v. Architectural Control Committee (Don Adair)
    - 1. **Liz**: 1412 Crosspointe (new build): Noticed a wood fence was going up, even though a wrought iron fence is needed. Contacted Don, who indicated that Ms. Elizabeth Martinez sold it to someone else. **Lillian**: Searched for the owner on DCAD and found the name is "MSKM LLC". **Clinton**: Why did they not reach out to ACC? **Amanda**: Will send ACC owner a violation letter tomorrow.
6. New Business
- a. New Management
    - i. **Ken**: Goodwin & Co. Instructions will be coming regarding how to make monthly payments.
7. Members' Forum
- a. **Laura Ruiz** (834 Middle Run) A lot of trees low-lying on trails by creek, liable to fall if not taken down. Also, there are not a lot trash cans on east side of walking trails. Recommend adding new cans. **Liz**: We can move some trash cans around for better coverage.
8. Date and Time for Next Greene Board Meeting: **August 27 at 7:00 pm**
9. Adjournment: **8:03 pm**