

The Greene HOA Board of Directors Monthly Board Meeting
Tuesday, January 28, 2025 @ 7:00 PM
Location: The Greene Clubhouse

Called Meeting Minutes

- A. Proof of Notice, Confirm Quorum & Call to Order: **7:08 pm**
 - 1. **Present:** Lillian Parks-Johnson (923 Middle Run Place), Ken Daniels (1427 Big Stone Gap Rd), Deena Williams (1310 Crosspointe St), Evelyn Slough (907 Middle Run Place), Chelsea Haynes (Manager, Goodwin & Co.)
 - 2. **Absent:** Liz Wilson (1308 Crosspointe St), Josh Pielage (1403 Big Stone Gap)
- B. Approval of Prior Meeting Minutes – November 6th, 2024
 - 1. Amendments: Change Lillian's last name from Parker-Jones to Parks-Johnson, and clarify that the \$25k in pool expenses was not exclusively for resurfacing
 - 2. Deena moved, and Evelyn seconded, **motion to approve November 6, 2024, open meeting minutes with amendments; approved without objection (4-0)**
- C. Summary of actions taken during November 6th Executive Board meeting
 - 1. **Lillian:** Offered to distribute notification to all members to advise them to pay before December 1
- D. Treasurer's Report
 - 1. Financial Review
 - a. As of 12/31/2024, we had total cash of \$147,383 vs \$136,683 as of 12/31/2024, for a year-over-year increase of over \$10k
 - b. Invested \$30k in CD and \$30k in I Bonds, which can be withdrawn when needed. Planning to add another \$10k I bonds soon.
- E. Committee Reports (3 mins per committee)
 - 1. Welcome (**Carol King**)
 - a. **826 Middle Run:** Ms. Coy recently passed away without including the house in a will. Carol spoke with her son, who is not yet sure what he will do.
 - b. **855 Middle Run:** Vacant, for sale
 - c. **620 Carriage Way:** Vacant, for lease
 - 2. Architectural Control (**Don Adair**, not present)
 - a. **Juanita Lesmes** (807 Middle Run): 1412 Crosspointe is not in good order and is still under construction. **Chelsea:** Noted for further investigation
 - 3. Beautification (**Lee Austin**, not present)
 - 4. Amenities (**Lillian Parks-Johnson**)
 - a. Shout out to Charlene Daniels for decorating and to Demetrius Ethley for directing choir at Christmas party
 - b. We came in under budget for Christmas and got decorations for next year
- F. Old Business
 - 1. Erosion/engineering for Harlan residence
 - a. **Chelsea:** Obtained two new proposals for flume construction
 - 1) Van submitted CCGMC proposal for \$17,995

2) Mark Harlan submitted additional proposal

- b. **Clinton Franklin** (704 Carriage Way): Asked whether the Harlans agreed to hold The Greene harmless in the construction of the flume.
- c. Ken made **motion to engage J3 Construction and Services to construct the flume as quoted for \$13,800, pending affirmation that the Harlans will hold the Greene harmless; approved without objection (4-0)**

2. Governing Documents Revisions/Feedback

- a. **Chelsea:** Attempted to schedule meetings with committee; one meeting with only Don in attendance. Will plan to send scheduling email to committee by Friday for February dates. Will send out survey to members for topics to include.

3. Homeowner Financials

- a. **Chelsea:** Financial statements are available to members on TownSq and to public on our website (thegreenehoa.com)

4. CD Investing

- a. **Chelsea:** Invested \$30k in an 11-month CD

5. Tennis Court Resurfacing

- a. **Ken:** Prefer to wait on tennis court until after flume construction
- b. **Mack Graham** (623 Old Country Rd): What is faulty with the tennis court? **Clinton:** It's starting to pucker in parts due to rain. Nice to have but not needed now.
- c. **Juanita:** Belt that retains the tennis court net is slipping. **Ken:** Will let Josh know about it to address it.

G. New Business

1. Open for Board Discussion: no discussion

2. Bond Investment

- a. Ken made, and Evelyn seconded, **motion make another \$10k I bond investment for 2025; approved without objection (4-0).**
- b. Ken made, and Deena seconded, **motion to invest \$20k in a new CD; approved without objection (4-0)**

H. Homeowner Forum (2 minutes per owner)

- 1. **Juanita:** Observed a couple of business-related cars parked in lot near Crosspointe/Carriage Way/Wheatland Parking lots for at least 3-4 days. Asked whether they were in violation of 72 hour parking policy
- 2. **Clinton:** Will address the question of business operations in the governing documents revision
- 3. **Juanita:** Is our ranger (Corey Williams) still working for us? His weekly worksheet is not on clubhouse window. **Evelyn:** Expressed she is more concerned that the work be done, and commented that the Greene is looking good. **Juanita:** She picked up a lot of trash in December. **Mack:** Corey has done a lot of work moving tree branches Mack has cut
- 4. **Carol King:** Reminded group that Liz and Josh were asked to investigate unregistered cars parked at ranger house

I. Adjournment of Open Session

- 1. Adjournment: **8:14 pm**
- 2. Next meeting: **February 25 at 7:00pm** at the clubhouse