

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

**Called Meeting Minutes**

- A. Proof of Notice, Confirm Quorum & Call to Order: **7:01 pm**
  - 1. **Present:** Liz Wilson (1308 Crosspointe St), Josh Pielage (1403 Big Stone Gap), 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:** Lillian Parks-Johnson (923 Middle Run Place)
- B. Approval of Prior Meeting Minutes – February 25, 2025
  - 1. Evelyn moved, and Josh seconded, **motion to approve February 25, 2025 open meeting minutes; approved without objection (4-0)**
- C. Summary of actions taken during Executive Board meeting (**Ken**)
  - 1. **August 27, 2024:** Will review and provide summary in next Board meeting
  - 2. **November 6, 2024:** Lillian to post dues payment reminder at all homes; Chelsea to compose letter regarding payment details and notice of compliance enforcement starting January 1, 2025.
  - 3. **January 28, 2025:** No public actions taken
  - 4. **February 25, 2025:** Chelsea to investigate options for new clubhouse Internet service following interruption due to non-payment by Associa and failure to provide transition details to Goodwin.
    - a. **Chelsea** (Update): She escalated the issue to Spectrum and will switch providers if needed. Hoping to restore service before next month's meeting.
- D. Treasurer's Report
  - 1. Financial Review (**Deena**)
    - a. Working with Chelsea and finance staff to align financial statements with ours. Currently our \$20k of I bonds investments are not included in Goodwin statements.
    - b. As of 2/28/2025, the cash balance was \$161,101.
    - c. Through 2025, we have increased cash balance by almost \$14k, building cushion for when summer comes with more expenses.
- E. Committee Reports (3 mins per committee)
  - 1. Welcome (**Carol King**)
    - a. **826 Middle Run:** (Coy) Still vacant, no activity. Owners passed away, son working on it.
    - b. **620 Carriage Way:** For Lease sign has been removed; a wrecked blue car with dragging bumper and missing tire is now parked in driveway and is blocking the sidewalk. Chelsea will issue a courtesy notice. Ken will also bring this to Lillian's attention.
  - 2. Architectural Control (**Don Adair**)
    - a. New fence installed at 620 Old Country Rd. **Evelyn:** Are members permitted to install 6-ft fences? **Don:** Yes. **Clinton:** Townhouses have a limit of 3' high fences.
  - 3. Beautification (**Lee Austin**, not present)
    - a. **Liz:** Lee's husband was in hospital but is home now
  - 4. Amenities (**Lillian Parks-Johnson**, not present due to surgery)

- a. **Liz:** Lillian texted Liz to propose holding pool party in lieu of Easter party
- b. **Deena:** Can we open it earlier than the first week of June? Board discussed and agreed to open in first week of May if the permit can be obtained by then.

#### F. Old Business

- 1. Erosion/engineering for Harlan residence
  - a. **Chelsea:** J3 (contractor) is waiting on city as they requested a minor revision in plans for how the water is dumped into street. Once city approves, J3 will begin work.
- 2. Governing Documents Revisions/Feedback
  - a. **Don:** Met with Clinton and Chelsea, who provided documentation about items to address and incorporate into governing documents. There are enough items that another meeting is required. Other committee members have not been attending. Would like to propose another member. **Chelsea:** Will send out request for volunteers.
  - b. **Possible Topics for Revision:** Tree maintenance and responsibility, fining policy/amounts, pet policy (already in covenants), commercial vehicle parking (not supposed to park commercial vehicles on residential streets), home businesses, short-term rentals (nothing less than 31 days), fence uniformity.
- 3. Golf Cart
  - a. **Liz:** Electric golf cart too small for all the branches to pick up and is not equipped for trailer. Decided to replace engine of John Deere cart. Bid was \$200 more than last year (\$3,600 + 200 = \$3,800). Mr. Garcia is currently replacing the engine but not the transmission. Will perform maintenance on transmission and replace tires (about \$800 for tires). Trailer needs new bed and tires. Looking for volunteers to replace wooden bed. About \$814 for new 8v batteries on golf cart. Corey replaced the batteries. Will put new tire on electric golf cart and attempt to sell it.
  - b. **Clinton:** When was the last time we used the trailer? **Juanita:** At least 5 years.

#### G. New Business

- 1. Park Lights
  - a. **Josh:** Working on adjusting the timing of different lighting stations (north, pool, south, Creekside) to be on only when dark. **Don:** Replaced photocells with traditional timer as temporary fix.
  - b. **Liz:** Light pole fell and some socket heads broken. Wires pulled out of electrical box. **Don:** Estimates it will be about \$4k-\$5k if we contract with Birdsong.
  - c. **Chelsea:** Will get a bid through Goodwin. Requests Don to forward Birdsong proposal to her.
- 2. Open for Board Discussion: None

#### H. Homeowner Forum (2 minutes per owner)

- 1. **Mack Graham:** Park light near his house is not working. **Don:** That's one of the light heads that will be replaced.
- 2. **Juanita:** How often do you come around? **Chelsea:** Once a month. **Juanita:** Many people put out their garbage on Friday and leave it out until picked up on Monday. Animals get into it. Hired Mr. Ramon to clean up yard; he also cleaned up sidewalks but doesn't feel she should pay for that as it's part of The Greene. **Liz:** Mr. Ramon has been cutting trees but not removing the wood, not doing a great job. Left part of one tree uncut with branches sticking out. He should do the lawns but not the trees. **Don:** We should hire professionals for trees.

3. **Van:** Announcing birth of Liam Daniel. On 8<sup>th</sup> day, baby rolled over, caught on video.
  4. **Jeff Shrum:** Do we have a list of unit owners? 610 Carriage way has been empty for 9 months, rotting wood, dead tree.
  5. **Don:** 1410 Crosspointe is the last unit to be rebuilt after the 2021 fire. It has changed ownership, and the work has been dragging on beyond permitting timeframe by at least a year. Would like to call owner to follow up. **Chelsea:** Will follow up with owner.
- I. Adjournment of Open Session
1. Adjournment: **8:13 pm**
  2. Next meeting: **April 22 at 7:00pm** at the clubhouse