

**The Greene HOA Board of Directors Monthly Board Meeting**  
**Tuesday, March 24, 2026 @ 7:00 PM**  
**Location: The Greene Clubhouse**

**Called Meeting Minutes**

- A. Proof of Notice, Confirm Quorum & Call to Order: **7:03 pm**
  - 1. **Present:** Liz Wilson (President, 1308 Crosspointe St), Lillian Parks-Johnson (1<sup>st</sup> 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.)
  - 2. **Absent:** Josh Pielage (2<sup>nd</sup> VP, 1403 Big Stone Gap)
- B. Approval of Prior Meeting Minutes – February 24, 2026
  - 1. Lillian moved, and Deena seconded, **motion to approve February 24, 2026 open meeting minutes; approved without objection (4-0)**
- C. Summary of actions taken during February 24, 2026, Executive Board meeting (**Ken**)
  - 1. No public actions; meeting primarily concerned delinquencies
- D. Treasurer’s Report
  - 1. Financial Review (**Deena**)
    - a. As of 2/28/2026, our Chase petty cash balance is \$18,822 (vs \$18,911 on 1/31/2026)
    - b. As of 2/28/2026, our current total cash balance is \$150,103 (vs \$153,587 on 1/31/2026)
    - c. Biggest expenditure was light poles, for about \$6k
    - d. **Chelsea:** A CD is maturing in May; Board will need to decide whether to renew
    - e. No I Bonds have been purchased yet as we need to ensure we have enough funds for some significant expected expenditures in the near term
    - f. Delinquencies (also available at <https://thegreenehoa.com/financials>) total \$39,379.38 as of 2/28/2026 (vs \$42,734.03 on 1/31/2026):

Category	Number of Accounts
<b>Over \$1,000</b>	9
<b>Between \$500-\$1,000</b>	3
<b>Under \$500</b>	9
<b>Below \$100</b>	7

- E. Committee Reports (3 mins per committee)
  - 1. Welcome (**Carol King**, 822 Middle Run): Not present, but she sent word that there are no changes since last month to the status of the following units:
    - a. **826 Middle Run:** Residence continues to be vacant
    - b. **806 Carriage Way:** Drew moved out; currently vacant; no activity
    - c. **1327 Big Stone Gap:** Still for sale
    - d. **847 Middle Run Ct:** Elvia Munoz and family moved into house short term until March
    - e. **807 Middle Run:** Juanita and Luis are selling their house
    - f. **612 Carriage Way:** Continues to be for sale
    - g. **614 Old Country Rd:** Carol has been unable to make contact with owner
  - 2. Architectural Control (**Don Adair**, 622 Old Country Rd): Nothing new
  - 3. Beautification (**Lee Austin**, 1416 Crosspointe St): Not present, no report
  - 4. Amenities (**Lillian**): Nothing new to report

F. Old Business

1. Governing Documents Revisions/Feedback

- a. Lillian: Reached out to 30 residents, provided QR code for them to complete online survey to weigh in on the amendments

G. New Business

1. Open for Board Discussion

- a. **Chelsea:** Asked about pool opening: **Liz:** Josh will pay the city \$400 for inspection and will ask plumber to fix shower. **Chelsea:** Offered to dispatch a plumber if needed.
- b. **Chelsea:** Corey will install rubber barrier to prevent runoff on sidewalk.
- c. **Chelsea:** Tree possibly hanging over resident's yard at 614/615 Old Country Rd; will assess responsibility based on location of tree trunk.
- d. **Chelsea:** Insurance renewals ready to approve by Board. Cost: \$16,830 next year vs \$15,504 last year. Ken made, and Lillian seconded, **motion to approve insurance renewal; approved without objection (4-0)**

H. Homeowner Forum (2 minutes per owner)

1. **Christine Harlan** (617 Old Country Rd): Have we received enough surveys to know sentiment on governing documents? **Chelsea:** So far, we have received 49 responses. For most proposed amendments, the favorability was high (upper 30s to lower 40s). **Demetrius Ethley** (1304 Crosspointe St): Raised question about wording of amendment related to parking in private garages. **Ken:** Yes, this was incorrectly worded and requires revision.
2. **Clinton Franklin** (704 Carriage Way): Observed truck with driveway on block; are we conducting inspections? **Chelsea:** Yes, but no citations (see 3a below).
3. **Fraser Bennett** (902 Middle Run):
- a. Recommend having a checklist for Goodwin drivers inspecting properties. **Ken:** Drivers are continuing to inspect but not issuing warnings due to lack of yard standards in governing documents. We can, however, issue warnings based on standards that do exist in documents (e.g., inoperable vehicles parked for over 72 hours). **Chelsea:** Recommend for Board to identify the items currently in governing documents that we want to cite.
- b. Recently a nine-year-old girl was playing on the old playground and a wooden crossbar fell on her, though not resulting in injury. Crossbar removed, but jagged area remains. **Chelsea:** Goodwin recommends annual inspection. Got quote for about \$1,200, looking for another quote. Not required but best practice for risk management. Discussion ensued regarding the pros and cons of an inspection vs just shoring up or removing the old playset and posting a warning/disclaimer sign. No consensus reached.
- c. Dogs are still running loose in South Park. **Juanita Lesmes** (807 Middle Run): Saw them near Mr. Duitsman's house; many don't walk in South Park due to fear. **Chelsea:** Will discuss in executive session.
- d. In governing document survey, Fraser indicated No to most amendments due to confusing wording that would not pass legal review. Also concerned about expiration wording in the original governing documents. **Chelsea/Don:** This will all be reviewed and revised as needed by the attorney.
4. **Juanita Lesmes:** Several of the garbage cans need to be emptied; **Liz:** They were emptied yesterday. **Juanita:** No lights in park near her house in the evening, coming on late at night.

**Don:** Timers off due to power outages. **Juanita:** Garbage has been accumulating on sidewalks, cleaning up 2-3 times a week. **Liz:** Golf cart has been having issues lately, so response by ranger has been slower.

5. **Luis Lesmes** (807 Middle Run): Piles of tree trunks on side of Wheatland. Too far for bulk trash truck to pick up. **Liz:** Will ask Ramon to move forward.

I. Adjournment of Open Session

1. Adjournment: **8:10 pm**

2. Next meeting: **Tuesday, April 28, 2026, at 7:00pm** at the clubhouse