

THE GREENE HOA ANNUAL MEETING AND BOARD ELECTION

Called Meeting Minutes

DATE: Tuesday, September 14, 2023

Time: 7:00 PM

Location: Clubhouse

1. Call to Order by the President of the Board of Directors: **7:10 pm**
 - a. **Present:** Liz Wilson (President), Lillian Johnson (1st VP), Van Duitsman (2nd VP), Ken Daniels (Secretary), Evelyn Slough (At Large; Assistant Treasurer), Tom Armstrong (Manager)
 - b. **Absent:** Deena Williams (Treasurer, 1310 Crosspointe St; on overseas trip)
2. Presentation of proof that the meeting was duly called by the Board of Directors and that homeowners were notified of the date, time and place for the meeting
 - a. Tom Armstrong, Associa: **Proof was duly presented**
3. Roll call of members present and presentation of proxies by homeowners' association management, Principal Management, for quorum
 - a. Tom Armstrong: Thirty-two (**32**) signed in, well over minimum required of **11**
4. Election of Board of Directors' Vote and Tally
5. Reading and Approval of the 2022 Annual Meeting Minutes
 - a. Ken Daniels, Greene HOA Secretary: Read minutes
 - b. Don Adair motioned, and Sandy Johnson seconded, **motion to approve the annual meeting minutes of September 14, 2022; approved without objection**
6. Financials
 - a. Greene HOA Treasurer (**Evelyn** for Deena):
 - i. Total cash balance: \$133,046
 - ii. Expense: \$9,065 expenses last month, including \$3,429 for tree removal and \$1,300 for painting. We are still financially healthy and under budget. Tom has gotten a lot of people to pay back dues.
 - iii. **Clinton Franklin** (704 Carriage Way): Asked about the spending of \$3,400 on tree work.
 1. **Evelyn:** This was required for dying trees for safety.
 2. **Liz Bennet** (902 Middle Run): Asked whether pecan trees by creek are being taken down?
 3. **Van:** Many trees are dead or dying that need to be taken down or trimmed. We will be voting in executive session.
 4. **Clinton:** Regularly or on as-needed basis?

5. **Van:** Normally as needed, we get bids. We do small jobs on the spot. Thanked volunteers: Mack, Stan, Mike Johnson, David and Rosemary Ross.
6. **Clinton:** Is entire board informed when action is needed?
7. **Van:** If minor, no, if major, yes.
8. **Carol King (822 Middle Run):** Does Mr. Ramon do the work?
9. **Liz:** We generally seek three bids, but if Ramon is qualified, Ramon often does the work.
10. **Van:** Requires insurance to be up to date; Ramon recently provided proof of current insurance.

7. Year in Review

- a. **Lillian:** Manages clubhouse, rented it out 9 days, and 10 cancellations. Large Easter event turnout. Clubhouse maintenance: new paint, replaced refrigerator, new stove, planning to replace countertops. Next event will be for Christmas.
- b. **Evelyn:** Came on board November 2022 to replace Hannah, serving as Director at Large and Assistant Treasurer to Deena. Praised Deena, working well together. Reimburses checks for member expenses. Copies checks, scans deposits, and sends to Treasurer. Reconciled checkbooks. Created new expense report for Treasurer and members. Working with Chase and Lowe's credit cards; we got rid of Home Depot card. No interest on cards, paid on time each month. Checks post office regularly. November 1 renewal expenses.
- c. **Ken:** Created new website, records minutes and agendas, sends communications. Helped with research and purchase of I Bonds and Treasury bonds for investing our extra funds.
- d. **Van:** Presides over grounds; receives good help from the community. Presented slideshow:
 - i. Entrance Island: New landscaping, with effort and savings thanks to Liz, Lee Austin, Corey Williams. Tom helped with mulch and plants.
 - ii. Pool area: Beautification committee cleared out dying bushes
 - iii. Clubhouse paint job: Lillian, Ignacio Cortes
 - iv. Clubhouse stove: Lillian acquired stove
 - v. Clubhouse fridge: \$351 used, 90-day warranty
 - vi. Pool: Inspected and approved, pressure washed. Teresa Duitsman made pool passes
 1. The pool person, Roberto, is requesting increase in pool cleaning from \$1,200 to \$1,500 monthly.
 - vii. Playground: Peg Shrum, Jeff, Mack, other volunteers, great new additions
 - viii. Fence between Crosspointe homes: filled by Van and son

- ix. Bridge: Ignacio painted
 - x. Trees:
 - 1. North park tree collapse: Ramon, \$400
 - 2. Branches falling on sidewalks: Van cleaned up
 - 3. Tree fell on member fence: Mack cleaned up
 - 4. Tree parallel to creek: Albarron, \$1k to take down
 - 5. Tree by bridge: Three quotes between \$1400 and \$1600; Ramon quoted \$1200
 - 6. Tree by Demetrius' house: Four trees with dead branches, Ramon quotes \$200 each
 - 7. **Liz Bennet:** Are we planning to put up new trees to replace old?
Lillian: Need to have a water source. **Van:** Adding trees increases mowing expenses
 - xi. Shed roof: Bids from \$7,300 to almost \$20,000, metal roof. Still need to deal with bamboo growing from behind.
 - xii. Cart: Realigned wheels
8. Presentation of results of 2023 GHOA Board Elections
- a. Tom Armstrong, Principal Management
 - i. Praised Nominating Committee for their work
 - ii. Elected Board members: Evelyn Slough, Juanita Lesmes, and Elizabeth Wilson. Approximately 50 votes total.
9. Members' Forum
- a. **Peg Shrum** (612 Carriage Way): More work needed on playground. Called for volunteers September 23 at 9:00 to replace post and replace playset dec.
 - b. **Sheila Harrison** (622 Carriage Way): Thanks to Peg for her and her team's work on the playground
 - c. **Van:** Sheila mentioned idea to establish more committees for aspects of the grounds, e.g., pool, tennis courts, playground, beautification
10. Manager Business (Tom Armstrong, Associa)
- a. Provided copies of the following to governing documents committee members Don Adair, Clinton Franklin, Kenneth Govan, and Mike Stevenson:
 - i. Covenants, Conditions, Restrictions (CC & R)
 - ii. Bylaws
11. Adjournment of Annual Meeting 2023: **8:04 pm**
- a. Next regular meeting: **Tuesday, October 24 at 7pm**