

The Greene HOA Board of Directors Monthly Board Meeting
Thursday, July 16, 2026 @ 7:30 PM
Location: Clubhouse

Called Meeting Minutes

- A. Proof of Notice, Confirm Quorum & Call to Order: **7:36 pm**
 - 1. **Present:** Liz Wilson (President, 1308 Crosspointe St), Lillian Parks-Johnson (1st VP, 923 Middle Run Place), Ken Daniels (Secretary, 1427 Big Stone Gap Rd), Evelyn Slough (Assistant Treasurer, 907 Middle Run Place), Chelsea Haynes (Manager, Goodwin & Co.)
 - 2. **Absent:** Deena Williams (Treasurer, 1310 Crosspointe St), Josh Pielage (2nd VP, 1403 Big Stone Gap)
- B. Approval of Prior Meeting Minutes – March 24, 2026
 - 1. Lillian moved, and Evelyn seconded, **motion to approve March 24, 2026 open meeting minutes; approved without objection (3-0)**
- C. Summary of actions taken during March 24, 2026, and May 28, 2026, Executive Board meetings (**Ken**)
 - 1. **March 24, 2026:** No public actions in executive meeting; meeting primarily concerned delinquencies
 - 2. **May 28, 2026**
 - a. Clubhouse address change registered with City as prerequisite for pool inspection approval; four successive inspections have been conducted
 - b. Don Adair was proposed as replacement for resigning officer Josh Pielage, with vote to occur in July 16 Board meeting
 - c. Governing documents individual changes to be separated out for line-item voting
 - d. Noted that Board had voted twice to purchase \$10k in I Bonds, though funding availability is being assessed before proceeding
 - 3. **July 16, 2026**
 - a. Board voted to pursue legal action against account 681178 for violations
 - b. The same account (681178) will be forwarded to attorneys for delinquency
- D. Consent Agenda
 - 1. Golf Cart Purchase (**Liz Wilson**):
 - a. Purchased new John Deere Gator for The Greene, with special thanks to Don Adair for spearheading the process
 - b. Liz can patrol property to help keep it better order
 - c. Can attach trailer to it
 - 2. Tree Trimming & Cutting (**Liz Wison**)
 - a. Engaged Albarran Tree Services for \$21k (\$2100/mo for 10 months) to trim dead or dying trees but have not taken down dead trees. Over 135 trees touched.
 - 1. **Clinton Franklin** (704 Carriage Way): Tree across from his place in median scrapes roof of his truck; needs trimming. Raised concern about cost of the tree work.
 - 2. **Sheila Harrison** (622 Carriage Way): Recommended approach of continuing to address trees adequately each year to stay on top of them.
 - 3. **Patricia Shavers** (604 Carriage Way): Expressed appreciation about tree removed from near her property.

4. **Christine Harlan** (617 Old Country Rd): Expressed thanks to the Board for the work on the trees.
5. **Mack Graham** (623 Old Country Rd): What are the future plans for trees with yellow “x” on them? **Don**: Work was assessed by priority, and these were lower priority.
6. **Don Adair** (622 Old Country Rd): Did not trim trees in buffers along Carriage Way and Wheatland (where there were 78 additional trees); addressed ones with highest priority in primary grounds to save on cost.
3. Multiple Transfers to the Chase Bank Accounts (**Chelsea**)
 - a. Board approved multiple transfers to Chase bank account
4. CD Non-renewal and Transfer of Funds to Operating Account
 - a. CD was closed and returned to operating account

E. Financial Review

1. Financial Review (**Evelyn**)
 - a. As of 6/30/2026, our Chase petty cash balance is \$18,049 (vs \$2,874 on 5/31, \$2,874 on 4/30, \$18,851 on 3/31, and \$18,822 on 2/28)
 - b. As of 6/30/2026, our current total cash balance is \$113,427 (vs \$112,320 on 5/31, \$127,541 on 4/30, \$156,717 on 3/31, and \$150,103 on 2/28)
 - c. 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
 - d. Delinquencies (also available at <https://thegreenehoa.com/financials>) total \$45,540.37 as of 6/30/2026 (vs \$42,657.36 as of 3/31/2026):

Category	Number of Accounts
Over \$1,000	9
Between \$500-\$1,000	4
Under \$500	9
Below \$100	2

F. Old Business

1. Governing Documents (**Chelsea**): Revision process is on track; preparing a cover letter and ballot for line items; spoke with attorney. Will require a separate official meeting, likely on the same day as the Annual Meeting.

G. New Business

1. Closure of First Citizen Bank Account: Ken moved, and Liz seconded **motion to close the First Citizen Bank account and transfer the \$0.30 balance to The Greene’s checking account; approved without objection (3-0).**
2. Board Appointment of Don Adair: Evelyn moved, and Lillian seconded, **motion to appoint Don Adair to the Board of Directors as 2nd Vice President following the resignation of Josh Pielage; approved without objection (3-0).** Liz expressed appreciation for Don’s hard work and support.
3. Nominating Committee
 - a. **Evelyn**: Volunteered to serve as Nominating Committee Board liaison for the upcoming elections. **Christine Harlan** and **Carol King** are also willing to serve; one more volunteer is needed.
 - b. Deadline for establishing full Nominating Committee is July 18.
4. Security System Issues and Updates
 - a. RC Security was unable to resolve two non-functional pool cameras (including pool deep-end coverage); estimate to replace one camera is ~\$1,000.

- b. Interim coverage is via a trail camera with no remote access.
- c. Don Adair to obtain a competing bid before the Board decides on repair vs. replacement; no vote taken.

5. New Pool Access & Lock – Proposals

- a. Board reviewed a proposal for a remote digital credential system for the pool gate, allowing access to be added/removed without reprogramming a physical lock (cannot lock someone inside, for safety).
- b. Anticipated benefit: reduces reliance on the ranger manually unlocking the gate each morning.
- c. Chelse: will seek an additional quote before Board makes a decision.

6. Purchase of I-Bonds: On hold

7. Open for Board Discussion

- a. **Juanita Lesmes** (807 Middle Run): House on 618 Carriage way looks horrible, truck not moved in parking lot for at least 2 months near Middle Run. **Liz**: sent photos of house to Goodwin. **Chelsea**: Will follow up. **Liz**: Also 610 Carriage Way has a lot of weeds growing for months.
- b. **Lillian**: Secure post box will be installed outside the clubhouse. **Clinton**: by the street or inside the gate? **Lillian**: TBD. Can be used for submitting suggestions to the Greene. **The Greene's official new address: 700 Carriage Way**. We were paying \$210/year for existing post office box; it can be retired after the new box is installed.

H. Adjournment of Open Session

- 1. Adjournment: **9:08 pm**
- 2. Next meeting: **Tuesday, August 25, 2026, at 7:00pm** via Zoom
 - a. Discussion about quarterly vs monthly Board meeting cadence:
 - 1. **Sheila**: prefers monthly
 - 2. **Christine**: prefers quarterly
 - 3. **Juanita**: prefers monthly
 - 4. **Patricia**: prefers quarterly with monthly updates