

**The Greene HOA Board of Directors Monthly Board Meeting**  
**Tuesday, November 4, 2025 @ 7:00 PM**  
**Location: The Greene Clubhouse**

**Called Meeting Minutes**

- A. Proof of Notice, Confirm Quorum & Call to Order: **7:05 pm**
1. **Present:** Lillian Parks-Johnson (1<sup>st</sup> VP, 923 Middle Run Place), Josh Pielage (2<sup>nd</sup> VP, 1403 Big Stone Gap), Ken Daniels (Secretary, 1427 Big Stone Gap Rd), Evelyn Slough (Assistant Treasurer, 907 Middle Run Place), Chelsea Haynes (Manager, Goodwin & Co.)
  2. **Absent:** Liz Wilson (President, 1308 Crosspointe St), Deena Williams (Treasurer, 1310 Crosspointe St)
- B. Board Position Elections
1. All positions the same. Evelyn made, and Ken seconded, **motion to retain the same officer positions as before; approved without objection (3-0)**. Officer Positions: **President:** Liz Wilson; **1st VP for Amenities:** Lillian Parker-Johnson; **2nd VP for Grounds:** Josh Pielage; **Secretary:** Ken Daniels; **Treasurer:** Deena Willams; **Assistant Treasurer:** Evelyn Slough
- C. Approval of Prior Meeting Minutes – August 26, 2025
1. Evelyn moved, and Lillian seconded, **motion to approve August 26, 2025 open meeting minutes; approved without objection (3-0)**
- D. Summary of actions taken during July 22, 2025, Executive Board meeting (**Ken**)
1. Board unanimously approved \$500 to cover expenses related to The Greene tree encroachment over her roof
  2. Board unanimously an increase Ramon's per-mowing fee from \$1,129 to \$1,375
- E. Treasurer's Report
1. Financial Review (**Evelyn**)
    - a. As of 9/30/2025, our Chase petty cash balance is \$19,391 (compared to \$20,190 in August)
    - b. As of 9/30/2025, our current total cash balance is \$134,543 (compared to \$134,657 in August)
    - c. Chelsea presented breakdown delinquencies (also available at <https://thegreenehoa.com/financials>) totaling \$34,542.41 as of October 31, 2025:

Category	Number of Accounts
Over \$1,000	7
Between \$500-\$1,000	1
Under \$500	6
Below \$100	10

- F. Committee Reports (3 mins per committee)
1. Welcome (**Carol King**, 822 Middle Run)
    - a. **826 Middle Run:** Continues to be vacant
    - b. **620 Carriage Way:** Kenneth and Vonda Bush moved from 847 Middle Run Ct to this rental property in late October
    - c. **847 Middle Run Ct:** Carol spoke to owner; he has rented this property but has not set a move-in date at this time
    - d. **1327 Big Stone Gap:** Vacant and now for sale

- e. **612 Carriage Way:** For sale
  - f. **614 Old Country Rd:** Occupied. Carol has attempted to meet multiple times unsuccessfully and will continue to attempt to meet.
- 2. Architectural Control (**Don Adair**, 622 Old Country Rd): Not present
- 3. Beautification (**Lee Austin**, 1416 Crosspointe St): Not present
  - a. **Evelyn:** Has receipts for fall decoration
- 4. Amenities (**Lillian**)
  - a. Will do Christmas decorations before Thanksgiving this year
- G. Old Business
  - 1. Governing Documents Revisions/Feedback
    - a. **Chelsea:** Recommends calling a special meeting. Ballots are valid for 11 months. Can go door-to-door. Next steps:
      - 1. 11/11: Ken to create list of amendments and send to Chelsea
      - 2. 11/18: Chelsea to prepare survey to send out to members
      - 3. 11/18: Chelsea to prepare document with list of amendments and QR code
      - 4. 1/26: Consolidate responses and gauge whether to advance with attorney. If Yes, get attorney to review; if No, revise documents
      - 5. 1/26: Decide on special meeting
    - b. **Juanita:** Recommends posting physical signs for meetings
  - 2. Golf Cart
    - a. **Josh:** Is functional but leaks oil moderately
- H. New Business
  - 1. Broken Tree Limbs: Corey picked up most of them. **Juanita:** Limbs were there for over 3 weeks.
  - 2. Emergency Text Broadcast via Townsq
    - a. **Chelsea:** Text messaging service is intended primarily for emergencies
    - b. Homeowners must opt into it
  - 3. Open for Board Discussion
    - a. **Lillian:** Proposes to offer cookie-selling fundraiser (50% of sales toward profit) to allow delinquent members to earn money to pay dues
- I. Homeowner Forum (2 minutes per owner)
  - 1. Juanita Lesmes (807 Middle Run)
    - a. **Juanita:** Noted that some properties have high grass and asked what could be done about it. **Ken:** Current governing documents do not provide authority for The Green to enforce lawn standards.
    - b. **Juanita:** One homeowner said they weren't able to use the sidewalks due to debris
    - c. **Juanita:** Garbage being left on street for over week
  - 2. Mark Harlan (617 Old Country Rd)
    - a. **Mark:** Requested to keep pool open during winter months. Discussion ensued about the problem of unlocking and locking the pool every morning and evening and whether the key could be provided to an individual homeowner. No conclusion was reached or action taken.
    - b. **Lillian:** Will check with city on whether the pool permit covers the winter months
- J. Adjournment of Open Session
  - 1. Adjournment: **8:14 pm**
  - 2. Next meeting: **Tuesday, January 27, 2026, at 7:00pm** at the clubhouse