

The Greene HOA Board of Directors Monthly Board Meeting
Wednesday, November 6th, 2024 @ 7:00 PM
Location: The Greene Clubhouse & Virtual

Called Meeting Minutes

- A. Proof of Notice, Confirm Quorum & Call to Order: **7:12 pm**
 - a. **Present:** Liz Wilson (1308 Crosspointe St), Juanita Lesmes (807 Middle Run), 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.)
 - b. **Absent:** None
- B. Officer Elections:
 - a. The Board unanimously elected the following Officers: **President:** Liz Wilson; **1st VP for Amenities:** Lillian Parker-Johnson; **2nd VP for Grounds:** Josh Pielage; **Secretary:** Ken Daniels; **Treasurer:** Deena Williams; **Assistant Treasurer:** Evelyn Slough
- C. Board of Directors Vacancy Appointment:
 - a. **Liz:** Announced Juanita's resignation and the Board's unanimous decision to appoint Lillian Parker-Johnson as her replacement
 - b. **Juanita:** Read statement of resignation. She has considered it a privilege to serve and is looking forward to continuing to serve the community in the future
- D. Approval of Prior Meeting Minutes – August 27, 2024:
 - a. Evelyn moved, and Josh seconded, **motion to approve the August 27, 2024 minutes; approved without objection (5-0)**
- E. Summary of actions taken during August 27th Executive Board meeting: No actions taken
 - a. CD's: Ken moved, and Van seconded, **motion to invest \$30,000 in an 11-month CD at 4.9% through Alliance bank, ASAP; approved without objection (5-0)**
- F. Treasurer's Report: Financial Review
 - a. As of September 30 statement, our spending is down about \$10k for the year
 - b. Balances: \$4,844 in Western Alliance checking account that Goodwin oversees; \$11k in our Chase account; \$75k in treasuries
 - c. Significant expenses: Pool, \$25k (including deck resurfacing); Front entry sign, almost \$3k
- G. Committee Reports (3 mins per committee)
 - a. Welcome (Carol King): Carol not present
 - b. Architectural Control (Don Adair): Don not present
 - c. Beautification (Lee Austin):
 - i. **Liz:** Lee and Liz decided not to invest in fall décor but wait until Christmas. Would like to see some trimming; otherwise, we can do some maintenance in spring
 - d. Amenities (Lillian Johnson):
 - i. **Lillian:** Propose to have a Christmas party, either combined adults/children or separate. **Charlene:** Prefer combined. Members discussed and settled on Saturday, 12/14 at 2:00 pm.
- H. Old Business
 - a. Erosion/engineering for Harlan residence:
 - i. **Chelsea:** Has 3 proposals for flume construction at 617 Old Country Rd: J3 (\$13,800), Goodwin & Co. (\$21,470, including insurance), 3 Bells (\$19,055). Harlan also submitted a proposal.

- ii. **Lillian** (to Chelsea): Is there any difference in the work that's being bid for? **Chelsea**: No. Lillian: Is J3 insured. **Chelsea**: Yes, and they all carry a warrantee. Has worked with J3 and has found them responsive, and they do quality work.
- iii. **Ken**: Any reason we shouldn't choose the cheapest? **Van Duitsman** (810 Middle Run): There are two other proposals. **Chelsea**: Yes, they are in process, so the Board can choose to table the decision until we get these. **Van**: Requested Chelsea to send email with the amount of the bid that Mark Harlan received through the City of Duncanville.
- iv. **Lillian**: Propose we wait until the new year as the expense would need to come from the 2025 budget. **Chelsea**: If desired, Board can vote between meetings and report outcome in next meeting.
- v. **Juanita**: Is it only up to the Board to decide, not the members? **Chelsea**: yes. **Juanita**: Experiencing similar situation with flooding of her house abutting The Greene property line. Fixed it herself 12 years ago, but problem is coming back. Has pictures. Concerned that once we start helping some members with flooding, we'll need to help all. **Ken**: Harlans' house directly abuts The Green property line. **Juanita**: It's the same for mine. **Van**: Also same for mine. Discussion about berms ensued.

b. Governing Documents Revisions/Feedback:

- i. **Chelsea**: Met with committee members and will meet with them again before end of year and will review templates with them. Will send out survey forms to members for input. Goal is to complete rough draft in beginning of 2025 and to get it voted on in Q1 2025. Planning to add fining and pet policies, but open to other topics to address in the governing documents. Members should submit requests via TownSq, or contact Chelsea via email or phone.
- c. Attorney Engagement: **Chelsea** showed 4 attorney options. Board agreed to table decision until next meeting. **Chelsea** will provide hourly fee for each.
- d. Homeowner Financials: **Chelsea** reminded us that financials are posted to TownSq on the 20th of every month

I. New Business

- a. CD Investing: See action taken above; **Chelsea** will follow up with investment of \$30k in CD
- b. Tennis Court Resurfacing:
 - i. **Chelsea** presented 3 bids ranging from \$32k to \$97k. Will go back to Goodwin field services to understand the differences. **Liz**: We can seek bids ourselves to look for lower prices.
 - ii. **Van**: Recommend rotating out the highest-price bidders. Also, can the low bidder on the flume also do the tennis court?

J. Member forum

- a. **Shiela Harrison** (622 Carriage Way): Neighbors' rose bushes obstructing view at corner of Big Stone Gap & Carriage Way and presenting danger when turning
- b. **Lillian**: Received message that 618 Carriage Way has not been kept up, which is uncharacteristic
- c. **Lee**: Lamp post leaning at corner of Carriage Way and Crosspointe. **Liz** will follow up.
- d. **Juanita**: One of the belts holding up the tennis court net is broken and needs to be repaired
- e. **Juanita**: Unregistered car in garage at ranger's house. **Liz** and **Josh** will investigate

1) Adjourn: **8:20 pm**