

The Greene HOA Board of Directors Monthly Board Meeting
Tuesday, June 24, 2025 @ 7:00 PM
Location: The Greene Clubhouse

Called Meeting Minutes

- A. Proof of Notice, Confirm Quorum & Call to Order: **7:07 pm**
 - 1. **Present:** Liz Wilson (President, 1308 Crosspointe St), Lillian Parks-Johnson (1st VP, 923 Middle Run Place), Josh Pielage (Remote, 2nd VP, 1403 Big Stone Gap), Ken Daniels (Secretary, 1427 Big Stone Gap Rd), Chelsea Haynes (Manager, Goodwin & Co.)
 - 2. **Absent:** Deena Williams (Treasurer, 1310 Crosspointe St), Evelyn Slough (Assistant Treasurer, 907 Middle Run Place)
- B. Approval of Prior Meeting Minutes – May 27, 2025
 - 1. Josh moved, and Lillian seconded, **motion to approve May 27, 2025 open meeting minutes; approved without objection (3-0)**
- C. Summary of actions taken during May 27, 2025, Executive Board meeting (**Ken**)
 - 1. A motion was introduced for Goodwin to offer an incentive of up to \$100 of soft late fees for those who are delinquent to pay off their balances or accept a payment plan by July 31. Motion approved without objection (4-0).
- D. Treasurer's Report
 - 1. Financial Review (**Ken**, in Deena and Evelyn's absence)
 - a. As of 5/31/2025, our Chase petty cash balance is \$36,351 (vs \$37,620 in April)
 - b. As of 5/31/2025, our current total cash balance is \$146,597 (compared to \$161,398 in April).
 - c. Large purchases: \$4,700 pool pump and motor repairs; \$15,504 insurance renewal
 - d. Expected large purchases in June: Flume (J3): \$14,000; Landscaping and tree removal \$10,000
- E. Committee Reports (3 mins per committee)
 - 1. Welcome (**Carol King**, 822 Middle Run)
 - a. **826 Middle Run:** Continues to be vacant, no activity
 - b. **620 Carriage Way:** No contact made with renter
 - c. **815 Middle Run Ct:** House has been sold, residents moving in on June 25. Carol will call owner, Ben Horlacher, on Thursday
 - 2. Architectural Control (**Don Adair**, 622 Old Country Rd)
 - a. **Don Adair** (622 Old Country Rd): Nothing new this month for ACC
 - b. **Chelsea:** Will meet with ACC to provide TownSq orientation
 - 3. Beautification (**Lee Austin**, 1416 Crosspointe St)
 - a. **Liz:** No updates beyond regular maintenance
 - 4. Amenities (**Lillian**)
 - a. Pool party this Saturday, June 28, noon – 2:00 pm
 - b. Lillian asked what members and Board would think about compiling a list of trusted contractors (HVAC, handyman, plumber)? Board and members agreed.
- F. Old Business
 - 1. Erosion/engineering for Harlan residence (617 Old Country Rd)
 - a. **Chelsea:** Flume project completed by J3.

- b. **Don:** Albarron Tree Service will install retaining river rock. They have also taken down four trees.
- 2. Governing Documents Revisions/Feedback
 - a. **Don:** Amendment policy changes integrated into draft documents: Fences, fining, pets, short-term rentals, tree maintenance
- 3. Golf Cart
 - a. **Liz:** The person working on the cart, Mr. Garcia, indicated it should be ready by Sunday after rebuilt engine replacement
- 4. Timing of Park Lights/Repairs
 - a. **Josh:** Lighting timing has been fixed
 - b. **Don:** Composite light pole (to replace downed pole) will be shipped next week; Four light heads to arrive July 16
 - c. **Clinton:** Two pool lights are out. **Josh** will obtain replacements.
- 5. Insurance Claim
 - a. **Chelsea:** Spoke with Associations Insurance. Waiting for property insurance carrier to acknowledge and take next step. Deductible \$5,000.
- 6. Tree Maintenance
 - a. Albarron Tree Service took down 4 trees.
 - b. Still more trees need attention. Albarron had made an agreement years ago to come every year. Discussed possibility of paying Albarron an annual fee to maintain our trees.
- 7. Trail Cameras
 - a. **Ken:** Installed a trail camera covering the sheds where the cart was stolen. Will place a second one to monitor the ranger house.
- G. New Business
 - 1. 2026 Budget Discussion Prep
 - a. **Chelsea:** Budgets must be approved by September 15; will meet with Board.
 - 2. Open for Board Discussion
 - a. Nominating Committee
 - 1. Ken: According to the Bylaws the Committee must be named by July 10 to meet the 60-day window before the September 8 Annual Meeting.
 - 2. **Christine Harlan** (617 Old Country Rd) volunteered to join the nominating committee
- H. Homeowner Forum (2 minutes per owner)
 - 1. **Mike Stevenson:**
 - a. Suggested sending text message reminders for meetings
 - b. Mike's son noticed that only a portion of tennis court is being used. Could it be used for basketball? **Clinton:** If it entails a fundamental change to a capital use asset, it would be respectful to put it to a membership vote.
 - 2. **Patricia Shavers** (604 Carriage Way): Board helped her last year with weeding area behind her house; could they help again this year? **Liz:** Will work with her and landscaping to address it.
 - 3. **Christine Harlan:** Thanked the Board for the work on the flume and gave thank-you card
- I. Adjournment of Open Session
 - 1. Adjournment: **8:16 pm**
 - 2. Next meeting: **July 22 at 7:00pm** at the clubhouse