

**The Greene HOA Board of Directors Monthly Board Meeting**  
**Tuesday, August 26, 2025 @ 7:00 PM**  
**Location: The Greene Clubhouse**

**Called Meeting Minutes**

- A. Proof of Notice, Confirm Quorum & Call to Order: **7:00 pm**
1. **Present:** Liz Wilson (President, 1308 Crosspointe St), 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), Deena Williams (Treasurer, 1310 Crosspointe St), Evelyn Slough (Assistant Treasurer, 907 Middle Run Place), Chelsea Haynes (Manager, Goodwin & Co.)
  2. **Absent:** None
- B. Approval of Prior Meeting Minutes – July 22, 2025
1. Lillian moved, and Josh seconded, **motion to approve July 22, 2025 open meeting minutes; approved without objection (4-0)**
- C. Summary of actions taken during July 22, 2025, Executive Board meeting (**Ken**)
1. Delinquencies
    - a. Reminder that delinquencies are on hold until August 31, 2025, while giving an opportunity for delinquent members to pay off their balance or agree to a payment plan
    - b. Twenty-seven (27) accounts delinquent as of June 30, totaling \$34,011.30
    - c. Chelsea will work with Goodwin delinquency team to condense and expedite the collections process so it requires less approval from the Board
  2. Golf Cart: Rebuilt engine sputtering after 45 minutes; Board agreed to let the mechanic rebuild the old engine
  3. Board agreed not to raise dues next year
- D. Treasurer's Report
1. Financial Review (**Deena**)
    - a. As of 7/31/2025, our Chase petty cash balance is \$22,570.57 (compared to \$36,350.92 in June)
    - b. As of 7/31/2025, our current total cash balance is \$124,893.42) (compared to \$141,025.13 in June)
    - c. Chelsea presented breakdown delinquencies (also available at <https://thegreenehoa.com/financials>) totaling \$34,317.45 as of July 31, 2025:

Category	Number of Accounts
Over \$1,000	9
Under \$500	12
Below \$100	3

- E. Committee Reports (3 mins per committee)
1. Welcome (**Carol King**, 822 Middle Run)
    - a. **826 Middle Run:** Vacant for a long time; no one taking care of it
    - b. **620 Carriage Way:** Currently vacant
    - c. **847 Middle Run Ct:** For rent
    - d. **1327 Big Stone Gap:** For sale
  2. Architectural Control (**Don Adair**, 622 Old Country Rd): Nothing new to report
  3. Beautification (**Lee Austin**, 1416 Crosspointe St)
    - a. **Liz:** Working on swimming pool area. Problems with two large umbrellas bowing over.

1. **Sheila:** Being end of summer, we might be able to find a good sale on tables to steady the umbrellas
  - b. **Josh:** Working on pool shower issue
  4. Amenities (**Lillian**): Nothing new to report
- F. Old Business
1. Governing Documents Revisions/Feedback
    - a. **Ken:** Briefly showed new Covenants document with revisions
    - b. **Chelsea:** Indicated that Section 209 of the Texas property code stipulates that at least 67% of members must vote to approve amendments to governing documents.
    - c. **Don:** Offered his counter interpretation that our Covenants allow for the Board to approve amendments without a vote by members.
    - d. **Chelse:** Conveyed attorney's perspective is that Section 209 overrides the provision in our Covenants that allows the Board alone to make amendments
    - e. Chelse spoke to short-term ban
  2. Golf Cart (**Liz**)
    - a. We got the cart back and it is operational. Faced many hurdles to get to this point. Mechanic could not get a new motor due to shipping and taxes and requirement to return old motor first. Board decided to order a rebuilt engine. Mechanic installed it, but it misfired after 45 minutes of continuous operation. Board then voted to allow mechanic to rebuild our old engine, and he did so. It is now running, but there is a small oil leak. Added all new parts, new battery, etc. It has a six-month warrantee. Trailer will be hooked up this weekend.
  3. Insurance Claim
    - a. Following the theft of our electric golf cart, we received insurance reimbursement (Replacement cost \$11,850.41 - \$5k deductible = \$6,850.41)
  4. Trail Cameras (No new updates; two cameras are operating at shed and ranger house)
  5. Pool Light Repair
    - a. **Chelsea:** pool vendor repaired the lights
    - b. **Don** (regarding park light head and pole repairs): First got wrong lights, wrong poles; reordered; continual delays. Now supplier is saying these poles no longer exists. Electrician went to third supplier, who says the equipment will come in six weeks.
    - c. **Josh:** Ordered and replaced some light bulbs in the park
- G. New Business
1. Board Candidate Introductions
    - a. **Michelle Teeple** (1418 Crosspointe Street): Requested to withdraw from consideration for the Board elections. Would prefer to do small things to help and would serve better as an at-large member than a Board member
    - b. Remaining members standing for Board elections in 2025: **Lillian, Liz, Evelyn**
    - c. **Evelyn:** Thanked **Christine Harlan** for her work on the nominating committee
  2. Reserve Study
    - a. **Chelsea:** Will send full packet to Board
    - b. Received two proposals, recommending at least a Level 1 (complete) study:
      1. Reserve Advisors (Level 1): 30-year plan, \$3,400
      2. ReserveWise: Site inspection, assets, remaining useful life, 30-year plan. \$2,700 for initial Level 1 study in 2025, followed by two annual \$800 Level 2 studies (no site

visit) in 2026 and 2027. If we bundle the Level 2 studies with the Level 1 study, we save the cost of one Level 2 study (\$800), for a total of \$3,500

3. 2026 Budget Approval

a. Goodwin Management Fee Increase: 3%

b. Ken made, and Josh seconded, **motion to approve 2026 budget as proposed; approved without objection (5-0)**

1. **Don:** Expressed that we now have the largest delinquency he has seen. In the past, collections were much more aggressive, calling and establishing relationships. Could Board members call to make arrangements? **Lillian:** He has volunteered, knocked on doors, with limited success. **Chelsea:** Will investigate whether the Board is legally (according to Section 209) allowed to make calls.

2. **Chelsea:** Since September of 2024, we have seen an approximate \$10k increase in delinquencies

4. Open for Board Discussion

H. Homeowner Forum (2 minutes per owner)

1. **Christine Harlan** (617 Old Country Rd): Asked for clarification on how proxy works. Mark and her will be traveling. **Chelsea:** Can leave the ballot with her

I. Adjournment of Open Session

1. Adjournment: **8:15 pm**

2. Next meeting: **Annual Meeting on September 8 at 7:00pm** at the clubhouse