

# THE GREENE HOA ANNUAL MEETING AND BOARD ELECTION

## Called Meeting Minutes

**DATE: Tuesday, September 10, 2024**

**Time: 7:00 PM**

**Location: Clubhouse**

1. Welcome and Call to Order: **7:15 pm**

- a. **Present:** Liz Wilson (President, 1308 Crosspointe St), Juanita Lesmes (1st VP, 807 Middle Run), 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.)
- b. **Absent:** Van Duitsman (2nd VP, 810 Middle Run)

2. Determine/Establish Quorum

- a. **Chelsea:** Quorum established by 7:07pm with at least 20 units represented

[Added] Reading and Approval of the 2023 Annual Meeting Minutes

- a. Don Adair (622 Old Country Rd) made, and Thelma Goldman (712 Carriage Way) seconded, **motion to approve 2023 minutes with amendment (“add Clinton Franklin to governing documents committee”); approved without objection**

3. Proof of notice of meeting

- a. **Chelsea:** Meeting notice was sent by TownSq, email, and postal mail and was duly called

4. 2024 Financial Overview/2025 Budget Discussion (Deena)

- a. Overview (**Deena**)
  - i. The Greene ended the year with about \$2,000 in positive cash flow
  - ii. The largest expense was pool repairs and maintenance, totaling between \$12,000 and \$13,000, and more tree issues were addressed
  - iii. We continued investing surplus funds in I Bonds and now treasury bills (about \$76,000 invested)
  - iv. **Don:** Need to put flume near Harlans’ house.
- b. Revised proposed budget (**Evelyn**)
  - i. The 2025 budget projected income of \$128,520 and expenses of \$128,505, leaving a net positive balance of \$15. Adjustments included common area maintenance consolidation and updated utility allocations

5. Townhall and Q&A About Current Financial Status of the Association: No discussion

6. Board Election: Final votes were submitted and counted as the meeting continued

7. Community Forum

- a. **Liz:** New entrance sign is on its way from Houston
  - b. **Jeff Shrum** (612 Carriage Way): AT&T laid fiberoptic cable, leading to a leak. Called Allen Brown at Duncanville City Services, who mentioned a two-year warranty following the cable work. Recommend that homeowners call City to inspect sewer.
  - c. **Peg Shrum** (612 Carriage Way): Committee working on bylaws: Could the committee working on the bylaws provide a monthly report of what they're working on?
    - i. **Don:** The committee is just now getting on board with Goodwin to help with drafting and determining which issues we will address, starting with:
      - 1. Short-term rentals
      - 2. Putting teeth into bylaws to provide fining enforcement authority. Process began about 4 years ago.
    - ii. **Chelsea:** Will send out electronic form to solicit input from members on governing documents.
8. Announcement of Election Results:
- a. Elected Board Members: **Josh Pielage, Ken Daniels, and Deena Williams**
9. Adjournment: **8:03 pm**
- a. An Open Board Meeting immediately followed to formally adopt the 2025 budget
  - b. Next Meeting: **October 22 at 7:00 pm**