

The Greene HOA Board of Directors Monthly Board Meeting
Tuesday, May 25, 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:** Liz Wilson (President, 1308 Crosspointe St), Josh Pielage (Remote, 2nd 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:** Lillian Parks-Johnson (1st VP, 923 Middle Run Place)
- B. Approval of Prior Meeting Minutes – April 22, 2025
 - 1. Deena moved, and Evelyn seconded, **motion to approve April 22, 2025 open meeting minutes; approved without objection (4-0)**
- C. Summary of actions taken during April 22, 2025, Executive Board meeting (**Ken**)
 - 1. Board declined to accept Ramon's offer for the use of his pickup, citing liability risks
 - 2. Board agreed to suspend violation notices pending further decisions about policies
 - 3. By email on April 24, Board agreed to rent golf cart for no longer than one month
- D. Treasurer's Report
 - 1. Financial Review (**Deena**)
 - a. Goodwin and The Greene's financial statements now align (previously the Goodwin statements did not fully incorporate our Chase account balances)
 - b. As of 4/30/2025, our Chase petty cash balance is \$37,620
 - c. As of 4/30/2025, current total cash balance is \$161,398 (compared to \$156,336 as of 3/31/2025). Includes over \$2,000 interest earned
- E. Committee Reports (3 mins per committee)
 - 1. Welcome (**Carol King**, 822 Middle Run)
 - a. **822 Middle Run:** Vacant, no activity
 - b. **620 Carriage Way:** Renter, introduced, have not heard back
 - c. **815 Middle Run Ct:** David and Rosemary Ross moved to Kansas this month; house vacant and for sale. Liz read letter from Rosemary thanking the Board and those who have worked to make it a better place.
 - 2. Architectural Control (**Don Adair**, 622 Old Country Rd)
 - a. **Don:** Goodwin is in touch with 1412 Crosspointe. A week ago, owners said they would rectify fence violation (Article 7, Section 3, Paragraph 1 of Covenants) in two weeks; still have not taken action. **Chelsea:** Reached out but have not heard back.
 - 3. Beautification (**Lee Austin**, 1416 Crosspointe St)
 - a. **Liz:** Working on plants in front
 - b. **Evelyn:** Would like to put up a flag in front entrance for Memorial Day, July 4, Labor Day
 - c. **Norma Flatt:** We can contact Rotary to arrange for them to place the flag
 - 4. Amenities (**Lillian**)
 - a. Lillian not present; had planned pool party June 7, but is out of town; may defer until June 14.

F. Old Business

1. Erosion/engineering for Harlan residence (617 Old Country Rd)
 - a. **Don:** Met last week at erosion site with J3 contractor after City had visited. Additional work required on commons end of flume to grade it down. Split tree to the north threatens to fall on house. Contractor can take it down. Need to dig some of the slope out and place 6" river rock to stabilize ground and prevent dirt from flowing into the flume. Inspection was scheduled on Friday; not sure whether it was done. Planning to use some of the rock that was excavated to fill in. Will supply a bid within a week.
2. Governing Documents Revisions/Feedback
 - a. **Chelsea:** Committee has until June 3 to review revisions that have been proposed. Will meet on June 3 to put it all together. In July, Don would like to propose a special meeting to approve the revisions, then will put them in with an attorney, then will provide it to the City. Waiting period of 30-60 days before we can enforce. Committee members: Don Adair, Clinton Franklin, Mack Graham, and Evelyn Slough.
3. Golf Cart
 - a. **Liz:** Board had voted to get new engine, but mechanic said vendor would not send him a new engine until he sends them the core/block of the old engine, which he did not want to do because he wanted to use some of the old parts. Brought back check. Purchased new tires and welded trailer hitch. Can do a rebuilt engine for \$1600. Ken made, and Evelyn seconded, **motion to replace current engine with rebuilt engine; approved without exception (4-0).**
4. Timing of Park Lights/Repairs
 - a. **Josh:** Replaced one photo cell but lacks key for one of the boxes that has the remaining two photo cells. **Don:** New lamp post has been ordered for north park.
5. Internet
 - a. **Chelsea:** Clubhouse Internet up and running. Costs \$110 per month vs previous \$150.
6. Pool Permit/Pool Opening
 - a. **Josh:** Pool is now open
 - b. **Don:** Volunteers to allow members to pick up pool keys at his house
 - c. **Juanita:** Adults were eating pizza in the pool. **Chelsea:** will send them a reminder.

G. New Business

1. Insurance Claim: **Chelsea:** How does the Board want to proceed with the list of items to claim? **Liz:** Will provide the claim and the list of items with in a week.
2. Tree Maintenance:
 - a. **Chelsea:** Waiting for Board to direct on next steps.
 - b. **Mack:** Tree removed by pool, and now pump is exposed; can we replace the tree to provide shade fo the pump? **Don:** pumps are made to work in the sunshine; no need for tree to protect, especially if they drip sap.
 - c. Deena made, and Ken seconded, **motion to authorize up to \$1,000 to plant and establish four new trees at strategic locations throughout the Greene. Approved without objection (4-0).**
3. Trail Cameras

- a. Evelyn moved, and Josh seconded, **motion to purchase two trail cameras with cell phone backup for up to \$20/month plus tax to cover the area by the ranger house and shed. Approved without objection (4-0).**
- 4. Open for Board Discussion
 - a. No discussion
- H. Homeowner Forum (2 minutes per owner)
 - 1. **Mack Graham** (623 Old Country Rd): Does the prohibition of home businesses prevent us from renting out a portion of our house? **Don:** Will discuss in the governing documents revision meeting on June 3.
- I. Adjournment of Open Session
 - 1. Adjournment: **8:27 pm**
 - 2. Next meeting: **June 24 at 7:00pm** at the clubhouse