

The Greene HOA Board of Directors Monthly Board Meeting
Tuesday, April 22, 2025 @ 7:00 PM
Location: The Greene Clubhouse

Called Meeting Minutes

- A. Proof of Notice, Confirm Quorum & Call to Order: **7:02 pm**
 - 1. **Present:** Liz Wilson (President, 1308 Crosspointe St), Lillian Parks-Johnson (1st VP, 923 Middle Run Place), Josh Pielage (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:** None
- B. Approval of Prior Meeting Minutes – March 25, 2025
 - 1. Lillian moved, and Evelyn seconded, **motion to approve March 25, 2025 open meeting minutes; approved without objection (5-0)**
- C. Summary of actions taken during Executive Board meeting (**Ken**)
 - a. **March 25, 2025:** Chelsea obtained pricing for clubhouse Internet service provider options in case we are not able to re-open our existing Spectrum account and will take measures to restore service.
 - b. **August 27, 2024:** In our first executive meeting with Chelsea Haynes, our Goodwin HOA manager, we drafted the 2025 budget.
- D. Consent Agenda (**Chelsea**)
 - 1. Insurance Renewal Approval: Board approved renewal at \$15,504 this year, an increase of \$2,394 over last year's \$13,110.
- E. Treasurer's Report
 - 1. Financial Review (**Deena**)
 - a. As of 3/31/2025, Chase petty cash balance is \$37,700.
 - b. Our current total cash balance is \$156,336 (not \$163,669 as in handout, due to Chase balance delay). Our cash balance has increased by \$9k so far this year.
 - c. Notable expenses: Paid to repair John Deere cart (\$5,700) and purchased pool furniture (\$1,200). Landscaping costs will increase into summer.
- F. Committee Reports (3 mins per committee)
 - 1. Welcome (**Carol King**, 822 Middle Run)
 - a. **826 Middle Run:** (Coy) The son of the deceased owners contacted Carol to say that the will has not been located, so nothing can be done with the house for now. **Juanita:** Ms. Coy never filed a will with an attorney.
 - 2. Architectural Control (**Don Adair**, 622 Old Country Rd)
 - a. **Don:** Ms. Deena Williams replaced her shingle roof in accordance with bylaws.
 - b. 1412 Crosspointe has an expired work permit. **Chelsea** will follow up on this.
 - c. **Jeff Shrum** (612 Carriage Way): The roof at 608 Carriage Way is being replaced.
 - 3. Beautification (**Lee Austin**, 1416 Crosspointe St)
 - a. **Liz:** Started planting plants last week. Difficult to proceed without golf cart.

- b. **Don Adair:** Need to do something with tree service before someone gets hurt. Corner of Old Country, tree fell. Middle Run Court, by sidewalk, huge dead elm tree. **Liz:** Looking at another tree company to take care of larger jobs.
- c. **Monica Bosque** (1408 Crosspointe): Are we doing anything to replace the trees? **Don:** Mack Graham is replacing several trees.

4. Amenities (**Lillian**)

- a. **Lillian:** Proposing a pool party on June 7.
- b. **Liz:** Aiming to open pool inspection on Friday and opening the pool soon after.
- c. **Josh:** will work with Lillian to prepare member cards for the pool

G. Old Business

1. Erosion/engineering for Harlan residence (617 Old Country Rd)
 - a. **Chelsea:** Work has started on the concrete flume and should be done by end of next week. **Don:** What was the revision the city requested? **Chelsea:** Will send the specifics to Don and to TownSq for member update.
2. Governing Documents Revisions/Feedback
 - a. **Chelsea:** A couple of people have stepped down from the committee, and Mr. Mack Graham has agreed to join it. We are seeking one more member by the end of April so we can proceed in May.
3. Golf Cart
 - a. **Liz:** On March 27 between 1:15 and 1:45, someone cut the locks on the shed and stole the electric golf cart, blower, pole saw, chain saw, shovel, and garden things. We need to wait 30-45 days before making an insurance claim. We have the serial number for the golf cart but not for the other items
 - b. **Liz:** Gas-powered John Deere golf cart is undergoing repairs, waiting on parts. Considering renting a golf cart for a week to clear debris.
4. Timing of Park Lights/Repairs
 - a. **Josh:** The photo cells controlling the park lights are not working. **Don:** Three of five photo cells have gone out; it should take about \$50 per cell to replace. Don and Josh will work on this.
 - b. **Don:** Three park lights don't work, and one was blown down in storm. Working on getting a bid.
5. Internet
 - a. **Chelsea:** Scheduled Spectrum to come to clubhouse tomorrow to install internet service at cost of \$110 per month (compared to \$150 under our previous contract). AT&T wanted to charge \$500-\$600/monthly for fiber line.
 - b. **Clinton:** Recommend trail camera for shed security so we can have coverage without needing to pay for internet at ranger house.

H. New Business

1. Pool Permit:
 - a. **Josh:** Expecting pool inspection on Friday.
 - b. **Liz:** Lightning strike hit circuit breaker, which caught on fire and burned wires, new breaker box installed. Pool pump then went out. Pool guy replaced pump, 1 year warrantee.
2. Open for Board Discussion

- a. **Liz:** Residents are encouraged to use this number for non-emergency police calls: 972-223-6111, ext. 4

I. Homeowner Forum (2 minutes per owner)

- 1. **Michelle Bosque:** New construction at 1412 Crosspointe, every time workers come and do work, a lot of trash ends up at their door. **Chelsea:** Will discuss in executive session.
- 2. **Juanita Lesmes** (807 Middle Run): Was the key in the golf cart when it was taken? **Liz:** No, we still have the keys. **Juanita:** Lights by tennis court are out. **Liz:** Working on lining up repairs. **Juanita:** Replaced four trees; one died; will seek refund from Lowes.
- 3. **Mack Graham** (623 Old Country Rd): Do we have a budget for purchasing trees? **Liz:** We'll put together a budget for you.
- 4. **Jeff Shrum** (612 Carriage Way) and **Mack Graham:** Will look at golf cart trailer to see what it needs to make it operational.
- 5. **Carol King:** Bags of trash laid out, not being picked up. Corey was cleaning without a golf cart, 6-8 bags of trash. **Don:** Call Republic to arrange a pick-up point. **Liz:** She is planning to do this. Otherwise, she will plan to ask individual neighbors if they can set out a portion of the trash for pickup. **Corey Williams:** Trash pickup is intermittent. **Don:** Years ago, we had two pickup points (Wheatland for loose stuff; outside gate by Carriage Way for bags); recently they don't pick up the bags. Need to arrange with Republic.

J. Adjournment of Open Session

- 1. Adjournment: **8:21 pm**
- 2. Next meeting: **May 27 at 7:00pm** at the clubhouse