

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

Called Meeting Minutes

- A. Proof of Notice, Confirm Quorum & Call to Order: **7:04 pm**
 - 1. **Present:** Liz Wilson (President, 1308 Crosspointe St), Lillian Parks-Johnson (1st VP, 923 Middle Run Place), Ken Daniels (Secretary, 1427 Big Stone Gap Rd), Evelyn Slough (Assistant Treasurer, 907 Middle Run Place), Chelsea Haynes (Manager, Goodwin & Co.)
 - 2. **Absent:** Deena Williams (Treasurer, 1310 Crosspointe St), Josh Pielage (2nd VP, 1403 Big Stone Gap)
- B. Approval of Prior Meeting Minutes – June 24, 2025
 - 1. Lillian moved, and Evelyn seconded, **motion to approve June 24, 2025 open meeting minutes; approved without objection (3-0)**
- C. Summary of actions taken during June 24, 2025, Executive Board meeting (**Ken**)
 - 1. Ken moved, and Lillian seconded, **motion to delegate delinquency authority for accounts to be automatically moved to attorney's office once they reach board review status. Approved without objection (3-0)**
- D. Treasurer's Report
 - 1. Financial Review (**Evelyn**, in Deena's absence)
 - a. As of 6/30/2025, our Chase petty cash balance is \$36,351
 - b. As of 6/30/2025, our current total cash balance is \$141,025) (compared to \$146,597 in May)
- 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:** Carol has not been able to reach this renter.
 - c. **815 Middle Run Ct:** Met with new owners Ben and Courtney on July 1; they are excited to be here.
 - 2. Architectural Control (**Don Adair**, 622 Old Country Rd)
 - a. No ACC updates
 - b. Added member to ACC: Mack Graham (in addition to Peg Shrum and Don Adair)
 - 3. Beautification (**Lee Austin**, 1416 Crosspointe St)
 - a. **Liz:** No updates, except acquired new pool umbrellas, working with Mr. Lesmes to find a solution to hold them down.
 - b. **Liz:** Proposed lost and found box for the pool.
 - 4. Amenities (**Lillian**) (No updates)
- F. Old Business
 - 1. Governing Documents Revisions/Feedback
 - a. **Don:** Sent proposed revisions to Board. **Chelsea:** Will consult with attorney as to what involvement, the members should play in developing the final documents.
 - 2. Golf Cart
 - a. **Liz:** Golf cart engine has been replaced but is misfiring after 45 minutes of operation and is being serviced.

- b. **Lillian:** Suggested we inquire whether insurance will reimburse rental of another cart while we wait for the repair.
- 3. Insurance Claim
 - a. **Chelsea:** Itemizing stolen articles for insurance, reimbursement in progress. Deductible will be taken out of total reimbursable amount.
- 4. Trail Cameras
 - a. **Ken:** Installed second trail camera covering the ranger house
- G. New Business
 - 1. Pool Light Repair (**Josh**, not present)
 - a. **Clinton:** All the pool lights are currently out
 - b. **Don:** Seeking replacement for two pole lights in the park. Expected by end of this week or start of next week.
 - 2. Nominating Committee Updates (**Christine Harlan**)
 - a. The two-year terms of three Board members are expiring, and all are willing to stand for reelection: Lillian, Evelyn, Liz. We also have one new candidate: Michelle Teeple. Alba Galvin (608 Old Country Rd) signed up, but a family emergency came up that will prevent her from standing.
 - b. Nominating Committee Members: Evelyn (Chairman), Hugh Slough, Don Adair, Christine Harlan
 - 3. Open for Board Discussion (No discussion)
- H. Homeowner Forum (2 minutes per owner)
 - 1. **Juanita:** How much would the proposed Alberron tree service retainer cost? **Don:** Previously it was \$10k for a year.
 - 2. **Clinton:** Can we get a breakdown of delinquency statistics? **Chelsea:** Will provide general statistics in the future without identifying individuals.
 - 3. **Mack Graham:** Will repair the flat tire on the trailer cart.
 - 4. **Sheila Harrison:** Had a difficult year last year due not only to health issues but also to branches from The Greene trees reaching over her roof, resulting in loss of insurance because The Greene would not cut their trees. Had to get help from her church to cut back the trees and then get new, more expensive insurance. **Ken:** Apologized on behalf of The Greene for not handling the situation better. Sheila accepted apology. Clearer guidance on responsibility for cases like these will be included in revised governing documents.
 - 5. **Juanita Lesmes:** Does renting the clubhouse include access to the pool? **Ken:** The pool rules say that renters can have up to 6 guests in the pool. Discussion ensued, with agreement on the need to keep guest attendance numbers reasonable.
- I. Adjournment of Open Session
 - 1. Adjournment: **8:07 pm**
 - 2. Next meeting: **August 26 at 7:00pm** at the clubhouse