

The Greene HOA Board of Directors Monthly Board Meeting
Tuesday, February 24, 2026 @ 7:00 PM
Location: The Greene Clubhouse

Called Meeting Minutes

- A. Proof of Notice, Confirm Quorum & Call to Order: **7:03 pm**
1. **Present:** Liz Wilson (President, 1308 Crosspointe St), Josh Pielage (2nd VP, 1403 Big Stone Gap), Ken Daniels (Secretary, 1427 Big Stone Gap Rd), Deena Williams (Treasurer, 1310 Crosspointe St), Chelsea Haynes (Manager, Goodwin & Co.)
 2. **Absent:** Lillian Parks-Johnson (1st VP, 923 Middle Run Place), Evelyn Slough (Assistant Treasurer, 907 Middle Run Place)
- B. Approval of Prior Meeting Minutes – November 4, 2025
1. Deena moved, and Josh seconded, **motion to approve November 4, 2025 open meeting minutes; approved without objection (3-0)**
- C. Summary of actions taken during November 4, 2025, Executive Board meeting (**Ken**)
1. No public actions; meeting primarily concerned delinquencies
- D. Treasurer’s Report
1. Financial Review (**Deena**)
 - a. As of 1/31/2026, our Chase petty cash balance is \$18,911
 - b. As of 1/31/2026, our current total cash balance is \$153,587
 - c. As of 12/31/2025, our Chase petty cash balance was \$18,939 (compared to \$19,391 on 9/30/2025)
 - d. As of 12/31/2025, our total cash balance was \$145,540 (compared to \$134,543 on 9/30/2025)
 - e. Chelsea presented breakdown delinquencies (also available at <https://thegreenehoa.com/financials>) totaling \$42,734.03 as of January 31, 2026:

Category	Number of Accounts
Over \$1,000	9
Between \$500-\$1,000	1
Under \$500	5
Below \$100	8

- E. Committee Reports (3 mins per committee)
1. Welcome (**Carol King**, 822 Middle Run)
 - a. **826 Middle Run:** Residence continues to be vacant
 - b. **806 Carriage Way:** Drew moved out; currently vacant; no activity
 - c. **1327 Big Stone Gap:** Still for sale
 - d. **847 Middle Run Ct:** Elvia Munoz and family moved into house short term until March
 - e. **807 Middle Run:** Juanita and Luis are selling their house
 - f. **612 Carriage Way:** Continues to be for sale
 - g. **614 Old Country Rd:** Carol has been unable to make contact with owner
 2. Architectural Control (**Don Adair**, 622 Old Country Rd):
 - a. 834 Middle Run: Requested & put up new fence; same resident requested to install scissor lift to take down 30’ tall dead tree
 3. Beautification (**Lee Austin**, 1416 Crosspointe St): Not present, no report
 4. Amenities (**Lillian**): Not present, no report

F. Old Business

1. Governing Documents Revisions/Feedback

- a. Chelsea: Copied new sections into a survey to send to members to gauge acceptability of new measures in the Covenants.

G. New Business

1. Emergency Text Broadcast via Townsq: Members may now opt in to receive important notices from The Greene

2. Appointment of ACC Member – Mack Graham

- a. Josh made, and Deena seconded, **motion to appoint Mack Graham to the Architectural Control Committee; approved without objection (3-0)**

3. Investments (CD & I-Bonds)

- a. Ken made, and Josh seconded, motion to invest another \$10k in government I Bonds for 2026

4. Additional Trail Cameras

- a. Ken made, and Josh seconded, **motion to purchase 6 trail cameras to place around the Greene common areas and parking lots for security; approved without objection (3-0)**

5. Open for Board Discussion

- a. **Josh:** Will determine which common area lamps need bulbs.

H. Homeowner Forum (2 minutes per owner)

1. **Fraser Bennett** (902 Middle Run): Pit bulls from 1419 Big Stone Gap are being let out on a regular basis and are begin kept for breeding. **Phyllis Lau** (906 Middle Run): One dog nearly attacked a walker and her dogs; animal control took one of the pit bulls away. Chelsea will ask attorney about a possible lawsuit.

2. **Mack Graham:** A hackberry tree fell onto and damaged the chain link fence on east side of property. Mack and Corey moved the tree away. Fence needs to be repaired.

I. Adjournment of Open Session

1. Adjournment: **8:40 pm**

2. Next meeting: **Tuesday, March 24, 2026, at 7:00pm** at the clubhouse