

The Greene HOA Board of Directors Meeting (Open) Called Meeting Minutes

DATE: **April 23, 2024**
TIME: **7:00 pm**
LOCATION: **Clubhouse**

1. Call to Order: **7:05 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), Amanda Downer (Manager, PMG/Associa), Suzanne LaGrange (Community Manager, PMG/Associa)
 - b. **Absent:** Van Duitsman (2nd VP, 810 Middle Run; out with the flu)
2. Members' Forum
 - a. **Amanda Downer** introduced herself as our new property manager. She's been with PMG for about two months, has been in property management for a decade, and is new to HOA management.
 - b. **Peg Shrum** (612 Carriage Way): It's been reported on Axios (www.axios.com/local/dallas/2024/04/22/forever-chemicals-found-in-dallas-fort-worth-water-supply) that Duncanville water has too many forever chemicals in it; recommends filtering our drinking water. Also, a neighbor's son died recently; he has been sick for some time.
 - c. **Christine Harlan** (617 Old Country Rd): Update on foundation: Jackie at City has resigned. Waiting for lawyers to get back. Mark talked to mayor yesterday. Only one lawyer remains and is overworked.
 - d. **Louis Lesmes** (807 Middle Run): A couple of weeks ago, he received a set of coupons from Principal. Why did we get a second package? **Peg:** They changed banks. **Amanda:** Will follow up to know what happened, who is covering the costs, and what steps are required to avoid delays and overdue charges.
 - e. **Clinton Franklin** (704 Carriage Way): Did you (Amanda) receive the email I sent two weeks ago? **Amanda:** Yes, but I was being trained and was asked not to respond. I am now authorized to respond. Josh Rugeberg (the new supervisor who had been with PMG for a month) left during the middle of her training.
3. Approval of Open Meeting Minutes
 - a. Evelyn moved, and Deena second, **motion to approve the open meeting minutes for February 27, 2024 and March 26, 2024; approved without objection (4-0).**
4. Summary of Actions Taken During March 26, 2024 Executive Board Meeting (**Ken**): **No public actions were taken**
5. Reports
 - a. Grounds (**Juanita**)
 - i. 617 Old Country Road Agreement from City: No further updates
 - ii. Trash cans along sidewalks
 1. Cheapest was \$200 per trash can for square Rubbermaid unit
 2. Stick trash cans for dog waste cost \$275 each. Need to replace six cans.
 3. Mr. Cortez needs to issue another bid for the trash bin by the clubhouse. He has been busy but can come by next month

- b. Pool (**Juanita**)
 - i. Pool resurfacing was completed, though three days later some kids brought skateboards and scraped the deck. Juanita painted over it, but oil prevented paint from sticking. She will spray a product to clean. Discussion ensued about non-members using the pool. Consensus: do not confront intruders; instead, call the police.
 - c. Financials
 - i. Financial update (**Deena**)
 1. No monthly financials have been provided by PMG since January 31.
 2. The largest purchases so far this year have been for pool repairs (about \$10k) and insurance (about \$7k).
 3. January 2024: Net income on January statement from PMG is \$5,580.26; remaining financials are difficult to discern.
 - ii. Expense reports (**Evelyn**)
 1. Prepared new expense report sheets for Board and committee members to use for purchase reimbursements.
 2. Be careful with heat receipts as they fade.
 - iii. Purchase of more I bonds (**Deena**): Purchased an additional \$10k in Treasury I bonds in April.
 - iv. Transfer of reserve funds to new bank, Harmony: **Amanda** will check on status and follow up
 - d. Communications/Website (**Ken**): Reminder that members can reserve the clubhouse at our website (<https://thegreenehoa.com/clubhouse>)
6. Routine Business
 - a. Greene Committees
 - i. Welcome (**Carol King**)
 1. 826 Middle Run: Unoccupied for over two years, no activity
 2. 855 Middle Run: Vacant, for sale
 3. 708 Carriage Way: Leon Lopez (truck driver) moved in with two sons
 4. 724 Carriage Way: David and Griselda Budzinski with son and daughter closed on home on April 1, moved in on April 8. Paid first \$100 dues but not given instructions for future dues; Amanda will follow up.
 - ii. Greene Beautification (**Lee Austin**): **Liz**: Lee purchased eight more flowers for front entrance, and Corey planted them. Entry sign was blown/broken; Ms. Lesmes will purchase a new sign.
 - iii. Amenities (**Lillian Johnson**): No updates; Lillian not present
 - iv. Architectural Control Committee (**Don Adair**): Don not present. **Liz**: Gary, Owner of 1414 Crosspointe, says that the new build (1412) tied into his roof and has a gap; Elizabeth Martinez is owner. Liz called Gary back on Monday and gave him a phone number for Elizabeth that Don had given her, but she has not responded.
7. New Business: None
8. Date and Time for Next Greene Board Meeting: **May 28 at 7:00 pm**
9. Adjournment: **8:05 pm**