

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

DATE: **June 25, 2024**  
TIME: **7:00 pm**  
LOCATION: **Clubhouse**

1. Call to Order: **7:04 pm**
  - a. **Present:** Liz Wilson (President, 1308 Crosspointe St), Juanita Lesmes (1st VP, 807 Middle Run), Van Duitsman (2nd VP, 810 Middle Run), Ken Daniels (Secretary, 1427 Big Stone Gap Rd), Evelyn Slough (Assistant Treasurer, 907 Middle Run Place), Amanda Downer (Manager, PMG/Associa)
  - b. **Absent:** Deena Williams (Treasurer, 1310 Crosspointe St; on overseas trip)
2. Members' Forum
  - a. Pool
    - i. **Disruptions: Lillian Johson** (923 Middle Run Place): Received a call from Ms. Consuela about people using profanity in pool; recommend more enforcement. **Juanita:** Some members left the pool because of the behavior. **Van:** Recommends calling police as a member did in another case. **Lillian:** Can we enforce requiring members to hang their passes on the board? **Phyllis:** the problem is that people steal the passes. **Lillian:** Only ask for membership ID if there are issues. **Liz:** If you see someone that's disruptive, call the police.
    - ii. **Member pass requirements:** Discussion ensued about whether to allow guests to frequent the pool without member being present. **Van, Phyllis:** Children, grandchildren use the pool. **Clinton:** Current pool rules prevent unaccompanied guests from visiting the pool. If we are operating differently, we need to change the rules.
    - iii. **Pool cleanliness: Mack Graham** (623 Old Country Rd): Pool seems to have been dirty the past three weeks, not as clear. What is the cleaning schedule? **Van:** Mondays, Wednesdays, and Fridays. **Juanita:** Has seen food/grapes in pool. **Lillian:** Recommend Polaris pool cleaner. **Liz:** Recommend cutting back some branches that litter the pool.
3. Approval of Open Meeting Minutes
  - a. Evelyn made, and Juanita seconded, **motion to approve the April 23, 2024, Open Meeting Minutes; approved without objection (4-0).**
4. Summary of Actions Taken During April 23, 2024 Executive Board Meeting
  - a. Ken: **No publicly reportable actions taken.**
5. Reports
  - a. Grounds (**Van**)
    - i. Update on trash cans:
      1. Replaced eight barrels for \$10 each, plus six new lids at \$106 each.
      2. Bought trash shed (under \$450) for behind the clubhouse. Corey Williams assembled it, saving us the \$1,100 Ignacio Cortez quoted.
    - ii. Lots of tree trimming. Mack Graham cut up a lot of wood, so we didn't have to pay for the work.
  - b. Pool (**Van**): No updates
  - c. Financials (**Evelyn**)
    - i. As of our April 30 financial statement, we have a cash balance of \$136,855. Our income statement shows a loss of \$9,283, with several significant expenditures.
    - ii. Largest Over Budget Expenses: Pool Supplies/Repair & Maintenance \$9,272; Electric & Gas \$2,911 (represents 3 months); Accounting & Legal Services: 1,860.
    - iii. Largest Under Budget Expenses: Other Professional Fees \$4,400; Clubhouse Repair & Maintenance \$5,573; Insurance \$5,872.

- d. Communications/Website (**Ken**): Recommend that members visit our website ([www.thegreenehoa.com](http://www.thegreenehoa.com)) to see when our next meeting is scheduled, along with other news, policies, minutes, agenda, financial statements, Board members, etc.
- 6. Routine Business
  - a. Greene Committees
    - i. Welcome (**Carol King**, 822 Middle Run): No new activity
      - 1. **826 Middle Run**: Still vacant after over two years
      - 2. **855 Middle Run**: Still vacant, for sale
      - 3. **708 Carriage Way**: Leon Lopez and two adult sons moved in April 24. Have not received information from Associa on paying dues.
    - ii. Greene Beautification (**Lee Austin**, 1416 Crosspointe)
      - 1. **Lee**: Thanked Juanita on beautiful flower job by the pool. **Juanita**: Thanked Lee for her contributions. **Lee**: Hasn't been able to do much this year due to health issues. Will need to water more. Will put out root stimulator and fertilizer. **Liz**: Property is looking beautiful.
      - 2. **Christine Harlan**: Asked about status of The Greene sign that blew down. **Liz**: Went back to original sign maker and they wanted \$4k more than the \$2k for the original sign. **Clinton**: Found another company from Houston with a quote for \$2,800, looks promising, plus shipping \$675. **Evelyn**: Is driving to Houston in August and could perhaps transport it.
    - iii. Amenities (**Lillian Johnson**)
      - 1. **Lillian**: Do we want to organize a community garage sale in mid July? **Juanita**: Expressed support for the proposal. **Liz and Lee**: Fall is better when it's cooler.
    - iv. Architectural Control Committee (**Don Adair**): No updates
- 7. New Business
  - a. Nominating Committee
    - i. Evelyn moved, and Van seconded, **motion to name Christine Harlan, Charlene Daniels, and Rosemary Ross as members of the 2024 Nominating Committee; approved without objection (4-0)**
  - b. New Address for Dues
    - i. **Amanda**: Associa has paused late fees during the transition to the new address: The Greene HOA, c/o Associa Principal Management Group of North Texas, P.O. Box 563, Kemp, TX 75143
    - ii. The coupon books sent in March had the correct address; Associa will send out replacements free of charge to anyone who discarded them.
  - c. The Greene Trees Encroaching on Neighbors:
    - i. Members and Board discussed whose responsibility it is to trim The Greene trees encroaching on member properties, but there was no consensus.
    - ii. Need to make this clear in governing documents.
    - iii. Board will discuss further in Executive session.
- 8. Date and Time for Next Greene Board Meeting: **July 23 at 7:00 pm**
- 9. Adjournment: **8:33 pm**