

Greenview Homeowners Association

Annual Meeting Jan. 19, 2023

1. Call to Order by President Glenn Austad at 2:04 p.m. at Briarwood Country Club
2. Quorum was present by submission of ballots (26 needed)
3. Introduction of Board members present: Glenn Austad, President; Mary Jo Blum, Vice President; Dick Rucker, Treasurer; Ron Rezny, Secretary; Members at large: Sharon Cottle, Craig Sanborn; Colby Representative, Heidi Hall.
4. Introduction of New Homeowners Present: Kerry and Dennis Bruner, Sheila and David McGinnis, Lou Wagner.
5. Introduction of Guest Speaker: Gail Olson, OHOA representative, treasurer, and attorney. She spoke of what happens if there is no HOA Board. She looked at how the corporate shield stops lawsuits against HOA Board officers. She quizzed the audience on their understanding of the role of Board members, rules and regulations, by-laws, CC &Rs, and articles of incorporation. She explained the need for these documents to be current and reviewed/revised at least every ten years.
6. President's Report: Glenn reported that he spends lots of his time with JR of JR Landscaping dealing with issues like loss of trees and water leaks. The HOA had three major water leaks in 2022. It is important to identify them as soon as they appear. Therefore, we gave homeowners yellow flags to be placed near water leaks so that JR can fix them before they become huge and expensive. Homeowners are also encouraged to call a Board member if they see water leak problems. Prospective buyers often call Glenn to check on the strength of the Greenview HOA and he reports that we are the best.
7. Treasurer's Report:
 - a. Dick Rucker provided a financial review for the members. He noted that income exceeded expenses for 2022 in the amount of \$4984.28 although we had major excess expenses in tree maintenance and insurance issues. He also identified in the balance sheet that operating equity increased this year because of the increase in net income. Dick also pointed out the solid position of reserves for painting, roofing, and major maintenance.
8. Election of Board of Directors:

Glenn introduced the candidates. Dick Rucker, Craig Sanborn, and himself. Heidi Hall of Colby certified the election of all three candidates.

Heidi also reported that the membership approved the 2022 annual meeting minutes.
9. Homeowners Forum: Member reported that they were poorly notified of the 2023 dues increase. The difference between sweat irrigation and flood irrigation was discussed. Members also inquired about tree replacement after storms and HOA tree responsibility adjacent to the golf course. Glenn reported that he and JR will address these issues in February.
10. Adjournment: Meeting adjourned at 3:12 P.M.
11. (The new Board met following the meeting to elect officers for the new year.)
12. The next Board meeting will be at Briarwood Country Club on February 16, 2023, at 2:00 p.m. Meetings are held the third Thursday of the month and members are invited to attend.

Respectfully Submitted by Ron Rezny, Secretary.