**GREENHILLS HOA BOARD MEETING**

**May 25, 2023**

1. **President Jason called the meeting to order at 7:01 p.m.** Board members present were Jason, Larry, Chrys, Chris, Justin, Ricardo, Cliff, and Lori. Those absent were Abe and Nathan.
2. **Agenda:** Larry made a motion to accept the agenda with a second from Lori. Motion carried 8-0.
3. **Minutes:** Chrys made a motion to approve the minutes from the April 27, 2023 meeting. Larry seconded. Board approved 8-0.
4. **Reports:**

Treasurer – Chrys reported there were only two outstanding accounts remaining. She is preparing the not-for-profit report. Chrys shared that she will resign her position at the end of her term in December 2023.

Clubhouse – Ellen reported that there were two reservations in March, five in April, five in May with one cancellation, and two dates scheduled in June. She asked that the rules and regulations for clubhouse rental be posted on the website. Ellen painted the south door and has plans to paint the east door and windows. She delivers welcome packets for all new to the neighborhood. The city is charging $21 per month for the trash can during the pool season. This is for pool trash only.

Website – There were 77 hits this past month.

1. **Committee Reports:**
2. Architectural Control Committee – Cliff reported no new activity for May. Bruce Hubka has agreed to join the ACC committee.
3. Lawn and Landscape Committee – Chris has been in communication with our mowing contractor to resolve several issues. He will contact Outdoors Unlimited to begin work in the neighborhood and will also ask for an estimate to trim a tree near the clubhouse.
4. Pool Committee – Ray shared that the cost for chlorine has significantly increased. He was able to purchase enough to cover most of the pool season at a small discount. Other items Ray is concerned about include repairing the bricks surrounding the pool, the pool finish is showing wear, and the outlet used for the vacuum is in need of repair. Ray plans to take a water sample to have chemicals checked once a month. A bid was received from a contractor regarding the pool house expansion. A second bid will be sought.
5. **President Comments**: None
6. **HOA Member Comments**: One homeowner suggested the board provide communication in a timelier manner. He also discussed some quality shades for the pool area that would be easy to put up and maintain. Issues with dogs being left out all day, vicious behavior, and dogs barking all day continue. A letter will be drafted and sent to the homeowners in violation. Another HO suggested neighbors keep an eye out for homeless people setting up tents in the green spaces and around Homer’s pond. Concerns about the care of green areas in the circle were also discussed.
7. **New Business**:
8. Pool chemicals and rising costs – discussed in committee report section.
9. Collapsible tents/shade in pool area – a homeowner requested permission to erect canopies on July 4 to provide additional sunshade. Larry made a motion to approve this request. Lori seconded. Motion carried 8-0.
10. Budget Committee – Larry offered to chair the budget committee. Chrys and Justin agreed to assist in budget planning.
11. **Old Business:**
12. Improving External Processes in the HOA – The board reviewed the pool rules, making no changes. Justin shared some personal information and what his responsibilities are as a board member. Chrys will share at the June board meeting.
13. Internal Review – none
14. **Board Comments**: none
15. **Next Meeting:** June 22, 2023
16. **Adjournment:** Larry made a motion to adjourn the meeting and Lori seconded. Motion approved 8-0. The meeting was adjourned at 8:09 p.m.