**GREENHILLS HOA BOARD MEETING**

**August 24, 2023**

1. **President Jason called the meeting to order at 7:00 p.m.** Board members present were Jason, Chrys, Chris, Justin, Ricardo, and Lori. Larry, Cliff, and Nathan were absent.
2. **Agenda:** Chrys made a motion to accept the agenda with a second from Chris. Motion carried 6-0.
3. **Minutes:** Chris made a motion to accept the minutes as written. Justin seconded. Board approved 6-0.
4. **Committee Reports:**
5. Treasurer – Chrys placed an order for 500 checks at a cost of $232.18. She reported that a book of 250 typically lasts a little over a year.
6. Clubhouse – Ellen reported that the clubhouse was reserved 3 times in August and has 2 reservations for September.
7. Website – Chris reported that the website is functioning well and that he plans to make some updates.
8. **Committee Reports**:
9. Architectural Control Committee – it was reported that there were 2 submissions in August, one for a new roof and one for driveway repair
10. Lawn and Landscape Committee – 4 dead trees were removed. Chris shared that seedlings have begun to grow. Poison ivy is growing behind the tennis court. Justin offered to spray the ivy. It was reported that the commons area on Tamerisk has not been mowed. Chris will review the common areas with the mowing contractor to clear up any misunderstandings. Bids for the 2024 mowing contract will be solicited this fall once a packet has been created. (Ricardo had to leave the meeting, which left 5 voting members present.)
11. Pool Committee – One of two pool pumps went out and a new pump was purchased. The other pump was repaired. Ray recommended purchasing a second pump. The cost for each pump is approximately $400 + labor to install. Justin made a motion to purchase a second pump at a cost of $400-600. Lori seconded the motion. Board approved 5-0. Ray recommended having the Energy Center clean out the pumps once the cottonwood tree seeds have dissipated in Spring of 2024. He also recommended that the budget committee discuss costs/funding for painting the pool and repairing or replacement of the tiles around the perimeter of the pool in 2024.
12. Budget Committee – the committee did not meet
13. **President Comments:** Jason asked for a bid to repair the walking path sidewalks. He told the board he believes the Greenhills Covenants, Rules, and Regulations exist to protect property values and ease homeowner tension. As a board, he believes it’s our job to reduce tension.
14. **HOA Member Comments:** A homeowner expressed concern about the fairness of rules regarding pool use. The same rules must apply to all who use the pool. After discussion, Lori made a motion to send a first letter warning to the HO when a viable complaint has been reported in violation of pool rules. If the same HO violates the rules a second time, they will be asked to turn in their pool key and will lose pool privileges for the remainder of the season. Justin seconded; motion carried 5-0.
15. **Old Business:**
16. Recruiting new board members – Ellen and Chrys are serving on the nominating committee and have names of several HO who are willing to run in 2024.
17. Improving External Processes in the HOA – none
18. Internal Review – The rules for clubhouse and pool rental for family celebrations were reviewed and discussed. No changes were made.
19. **New Business:**
20. The Covenants and Bylaws on the website are incomplete. Jason shared that there is software that can address this concern by cleaning up and digitizing these documents. Lori made a motion to explore digitizing the Covenants and Bylaws, and Justin seconded the motion. Board approved 5-0. Jason agreed to explore our options and will solicit a bid.
21. **Board Comments:** Justin reported that he contacted two masons for bids to repair/replace the tile around the perimeter of the pool. Chris will step down as the chair for the Lawn and Landscape committee in 2024. The board expressed appreciation for the time and hard work spent while serving on this committee.
22. **Next Meeting:** September 28, 2023
23. **Adjournment:** Lori made a motion to adjourn the meeting. Chrys seconded. Motion carried 5-0. The meeting was adjourned at 8:40 p.m.