**GREENHILLS HOA BOARD MEETING**

**September 28, 2023**

1. **Vice President Larry called the meeting to order at 7:05 p.m.** Board members present were Larry, Chrys, Chris, Cliff, and Ricardo. Jason, Lori, and Nathan were absent.
2. **Agenda:** Chris made a motion to accept the agenda with a second from Chrys. Motion carried 5-0.
3. **Minutes:** Chris made a motion to accept the minutes as written. Chrys seconded. Board approved 5-0.
4. **Committee Reports:**
5. Treasurer – Chrys shared that she is beginning to work on 4th quarter statements. She has enough stamps for this upcoming billing but will need to purchase more for January 2024.
6. Clubhouse – Ellen reported that the clubhouse has no reservations for October and one for November. She shared that the clubhouse water spigot needs to be replaced. She also suggested that the pergola covers need to be replaced. The price for the pergolas will be approximately $100 for materials plus the cost to have them made. Ellen suggested that these items be considered for the 2024 clubhouse budget. Larry suggested that she go ahead and get the spigot replaced before winter. Ellen will call the city and have the pool trash can picked up.
7. Website – Chris reported that the website had 76 hits this past month. He has made some updates to the website to include some new pictures.
8. **Committee Reports**:
9. Architectural Control Committee – Cliff reported that two ACC submissions were made for painting. He also reported that it was discovered that a roof was being replaced by a homeowner who did not get prior approval from the HOA’s ACC committee. The shingles being installed were not on the Greenhills approved list, so the homeowner was asked to stop installation. The homeowner spoke with his roofing contractor, and he told him it would be too costly to stop mid-project, so the job was completed. After discussion, Cliff made a motion to have the homeowner replace the roof with HOA approved shingles within 60 days. Chris asked that the board wait to vote when the full board is in attendance. The motion was tabled until a Special Board Meeting can be scheduled.
10. Lawn and Landscape Committee –

**Mowing**: Chris shared that with the work being done throughout the neighborhood burying fiber optic lines, the contractor should be asked to clean up the rocks that have been dug up. Our mowing contractor has struggled mowing the common areas because of the large rocks. Ricardo shared that the common area near his home is still not being mowed. He spoke with the mower to remind him that this area is part of his contracted space.

**Trails**: Chris reported that Outdoors Unlimited will do another good trimming around the trails. After this is completed, other projects will be considered if the remaining budget supports them.

**Other comments**: Ellen suggested some areas needing work to be considered for next year’s budget – tree by the upper pond, trees by the clubhouse, small trees by the Veteran’s memorial, tree ceilings by the tennis courts to make it easier to mow beneath, and mulch for the east entrance. Chris stated that he and Justin had discussed getting together in the spring to take care of some of the clean up and small jobs in the neighborhood to save the HOA money. He believes they can take care of all the items provided by Ellen. Larry mentioned that a color-coded map would need to be provided to mowing contractors who are interested in bidding on the Greenhills job for 2024. This will enable interested contractors to make more accurate bids including all areas in the project. Cliff will get a map from the county for this purpose.

1. Pool Committee – Ray has not yet received a report from the Energy Center, but he did receive confirmation that the pool will not require painting for next year. New tiles around the perimeter are being considered and a report will be shared at the October meeting.
2. Budget Committee – the committee has met but no information was shared.
3. **President Comments:** n/a
4. **HOA Member Comments:** A homeowner said he understands that the mowing of the common areas is an issue. He stated that he believed the mowing cost would significantly increase if the contractors were asked to mow all the common areas around the houses because a lot of homeowners are currently mowing these areas themselves. He offered to serve as a go between for the HOA and the fiber optic contractor to get these areas cleaned up from the digging in the neighborhood.
5. **Old Business:**
6. Recruiting new board members – Ellen reported that she has several homeowners who are considering serving on the board for the next term.
7. Improving External Processes in the HOA – n/a
8. Internal Review – Digitizing the Covenants and Bylaws: will discuss at the October meeting.
9. **New Business:**
10. Filling the Treasurer’s position – Chrys shared that three people have expressed interest. The interview process will be discussed at the October meeting.
11. **Board Comments:** none
12. **Next Meeting:** October 26, 2023 – The Special Board Meeting will be scheduled within the next two weeks.
13. **Adjournment:** Cliff made a motion to adjourn the meeting. Chris seconded. Motion carried 5-0. The meeting was adjourned at 7:39 p.m.