**GREENHILLS HOA BOARD MEETING**

**July 25, 2024**

1. **President Jason called the meeting to order at 7:00 p.m.** Those present were Jason, Larry, Chris, Jennifer, Doug, Justin, Cliff, and Lori. Jeanette, Steve, and Jamie were absent.
2. **Agenda:** Larry made a motion to accept the agenda with the addition of Old Business e. Dog Clean Up and New Business c. Rock. Board approved 8-0.
3. **Minutes:** Chris made a motion to approve the minutes from the June meeting, with a second from Larry. Motion carried 8-0.
4. **Reports:**
5. Treasurer – Jennifer shared that things have been going well and that more homeowners are paying online. She is waiting to collect from 20 homeowners for Q3. The upper pond repair bill has not yet been received.
6. Clubhouse – Tammy reported that there were 3 reservations in July, and no reservations yet for August.
7. Website – Chris reported there were no current issues.
8. **Committee Reports**:
9. Architectural Control Committee – Cliff reported one form was submitted to replace a garage door.
10. Lawn and Landscape Committee – There was a concern about an area that hasn’t been getting mowed by our contractors. Chris will communicate this issue.
11. Pool Committee – As part of the Pool Rules, those who have unpaid HOA dues will not be allowed to use the pool. Letters will be sent out to these homeowners. Those who own rentals in Greenhills have not provided up to date information regarding the names and contact details of the renters. Jennifer made a motion to send a letter to rental owners requesting occupants’ names and contact info. Chris seconded. Board approved 8-0.
12. Budget Committee – Larry, Justin, and Lori will begin working on the 2025 budget in August.
13. **President Comments:** Jason thanked the board for the responsibilities they’ve taken on. He stated that the goal is to maintain properties and lower tensions.
14. **HOA Member Comments:** none
15. **Old Business:**
16. Official treasurer email – Chris will set this up using a Greenhills.com domain at a cost of $3 per month.
17. Pickleball Court – Cliff and Doug shared that the supplies have been delivered. Work will begin on the court when the weather cools off.
18. Digitizing the Covenants and By-Laws – Cliff reported that someone has been hired to work on this project.
19. Upper Pond Pump Replacement – Chris reported that this job has been completed, including the installation of lights. The bill has not yet been received.
20. City Ordinance Signs for Animal Excrement – Jeanette will be in contact with the city to get some signs placed in Greenhills.
21. **New Business:**
22. Issues with Local Renters – These renters have moved and will no longer be of concern.
23. Next Newsletter Topics – We will need someone to assist the pool manager for the 2025 season who is willing to take the required training and can fill in when the manager is away.
24. Adding Rock to the Upper Pond – Jamie received two bids to add rock to control the erosion around the Upper Pond. Doug made a motion to accept the bid from Turf Works for $7800. Chris seconded the motion. Board approved 8-0.
25. **Board Comments:** It was suggested that we have a Greenhills night at the Brigade game next year. There has been an issue with a homeowner not mowing their required area. A letter will be sent out.
26. **Next Meeting:** August 22, 2024 at 7:00 p.m.
27. **Adjournment:** Doug made a motion to adjourn the meeting, with a second from Lori. Meeting adjourned at 7**:**48 p.m.