**GREENHILLS HOMEOWNERS’ ASSOCIATION**

**2024 ANNUAL MEETING**

**January 25, 2024**

1. The annual meeting was called to order by president Jason at 7:00 p.m. Board members present were: Jason, Larry, Chrys, Chris, Doug, Justin, Cliff, Ricardo, and Lori.
2. Larry made a motion to accept the agenda. Chris seconded. Motion carried 9-0.
3. The consent agenda includes the minutes of the Annual Meeting January 26, 2023, the minutes of the Board Meeting January 26, 2023, the minutes of the Board Meeting November 16, 2023, the approval of the Clubhouse, Pool, and Architectural reports, the approval to use the Energy Center, Manhattan, KS as contractor for pool maintenance and supplies for 2024, the renewal of the following contract: Secretary – Lori Lacer, and the adoption of the Greenhills HOA 2024 calendar. Doug made a motion to accept the consent agenda, with a second from Larry. Board approved 9-0.
4. 2023 Financial Report/update on liens/past due accounts – The list of liens and past due accounts was reviewed. The ACC chairman has had communication with the homeowners on Tamerisk regarding bringing their roof into HOA compliance. The homeowners were told they must choose shingles from the Greenhills HOA approved list.
5. HOA member comments – there were no comments
6. Old Business:
7. Treasurer’s report – Larry provided a review of the financial summary for 2023.

Chrys has been working with Jen to prepare her to take over the treasurer responsibilities. The water report for the ponds has been received and has been submitted to the state. The weed control contract with Tyler Ross/Turf Works has been received as well.

1. Historical review – Larry shared the report highlighting the HOA accomplishments for 2023. These include the addition of Doug Teetzen to the board, the replacement of the gate lock at the clubhouse and updates made to meet city safety codes, tree removal at several locations, pool pump replacement, and the pump house expansion.
2. Website – Chris reported that there were 139 hits this past month. The site is currently functioning well.
3. Greenhills Clubhouse rules- the rules were reviewed by the board. Doug made a motion to approve the rules as written. Chrys seconded the motion. Board approved 9-0.
4. Approve name change on the mowing contract – Tyler Ross has changed his company name to Turf Works, LLC.
5. Storage of trash cans and grills- once trash has been picked up, trash cans must be stored out of sight. Grills should also be stored away from the front of homes. This will be added to the Greenhills newsletter.
6. New Business:
7. Approve contracts for Treasurer and Clubhouse Manager – Chrys Hanson and Ellen Westerhaus have resigned from their respective positions. The board expressed gratitude and appreciation for their contributions to the HOA. Jennifer Teetzen was voted in for the Treasurer position in November 2023. Justin made a motion to name Tammy Lee-Rall as our new Clubhouse Manager, with a second from Lori. Motion approved 9-0.
8. 2024 Budget/10-year Budget/CMPC Projects – Larry reviewed the budget for 2024, He also discussed the 10-year budget and CMPC projects with the board.
9. Election of Board Members – The board and HOA members in attendance at the meeting voted for board members. Those elected were Jennifer Teetzen, Steve Hudson, Jamie Farr, and Jeanette DeMars.
10. Board member comments: Justin would like to see the budget carry-over utilized to complete additional projects around the neighborhood.
11. President comments: Jason shared his appreciation for the work of board members and our HOA members who make our neighborhood a better place to live.
12. Next meeting: February 22, 2024 at 7:00 p.m.
13. Adjournment: Justin made a motion to adjourn the meeting. Larry seconded. Motion carried 9-0. Meeting adjourned at 7:35 p.m.

**GREENHILLS HOA BOARD MEETING**

1/25/2024

The new board met briefly at 7:40 p.m. Those in attendance were Jason, Larry, Jennifer, Doug, Steve, Jamie, Justin, Chris, Cliff, Jeanette, and Lori. Lori nominated Larry for the vice president’s position, with a second from Jamie. Board approved 11-0. Jamie nominated Jason to serve as president, with a second from Larry. Motion carried 11-0. Larry asked members to consider which committee assignments they are interested in. The committees include Architectural Control, Pool, Lawn and Landscape, and Budget. Board members will be asked to sign up at the next meeting. All HOA members are eligible to serve on these committees. Lori encouraged board members to notify the board if they are unable to attend a meeting. Jeanette agreed to create the Greenhills newsletter.

Justin made a motion to adjourn the meeting. Chris seconded the motion. Board approved 11-0. Meeting adjourned at 7:50 p.m.