**GREENHILLS HOA BOARD MEETING**

**July 27, 2023**

1. **President Jason called the meeting to order at 7:00 p.m.** Board members present were Jason, Larry, Chrys, Chris, Ricardo, Cliff, and Lori. Nathan and Justin were absent.
2. **Agenda:** Larry made a motion to approve the agenda with a second from Lori. Motion carried 7-0.
3. **Minutes:** Chrys made a motion to approve the minutes from the June 22, 2023 board meeting. Larry seconded. Board approved 7-0.
4. **Reports:**
5. Treasurer – Chrys reported that she received the website statements. $216 will cover the website service for two years, $120 is for one year of service using the Ascend forms, and $14.95 covers the cost for the domain for one year. These costs total $350.95. She also shared that she would order more HOA checks.
6. Clubhouse – Ellen shared that the clubhouse was utilized five times in July and has three reservations for August. She purchased supplies for the clubhouse and cleaned the pine needles off the tennis court. A bill was submitted for the additional welding on the gate totaling $80.81.
7. Website – Chris reported that there were no issues with the website.
8. **Committee Reports**:
9. Architectural Control Committee – Cliff reported that there were two submissions to the ACC committee: one for deck repair and another for a driveway replacement.
10. Lawn and Landscape Committee – Chris shared that the tree trimming on Bittersweet is complete. Next on the list is getting the entrances cleaned up. Two bids were sought for the removal of four dead trees. Larry made a motion to accept the bid from Precision Inspections for $3200, with a second from Chris. Motion carried 7-0.
11. Pool Committee – Things are going well with the pool. Ray will schedule the county inspection.
12. Budget Committee – Larry shared that this committee would like to start meeting to work on the budget for 2024. He suggested that they could begin presenting completed sections at the August meeting. Larry made a motion to begin the 2024 budget committee work. Chris seconded. Board approved 7-0.
13. **President Comments:** Jason expressed appreciation to the board for their hard work and attention to detail.
14. **HOA Member Comments:** A homeowner suggested sending out friendly emails regarding areas that need attention.
15. **Old Business:**
16. Improving External Processes in the HOA – continue to share minutes and monthly budget on Facebook.
17. Internal Review – There was discussion regarding renting the clubhouse and pool use. The board will review the rules and discuss this topic at the August meeting.
18. **New Business:**
19. Recruiting new board members – Ellen and Chrys are heading up the nominating committee. They will be looking to fill current vacant positions as well as positions for the 2024 term.
20. **Board Comments:** none
21. **Next Meeting:** August 24, 2023
22. **Adjournment:** Larry made a motion to adjourn the meeting, with a second from Lori. Board approved 7-0. Meeting adjourned at 8:07 p.m.