**GREENHILLS HOA BOARD MEETING**

**August 22, 2024**

1. **President Jason called the meeting to order at 7:00 p.m.** Present were Jason, Justin, Chris, Jamie, Jeanette, Steve, Cliff, and Lori. Absent were Jennifer, Doug, and Larry.
2. **Agenda:** Justin made a motion to accept the agenda, with a second from Jamie. Board approved 8-0.
3. **Minutes:** Justin made a motion to accept the minutes from the July 2024 meeting. Steve seconded the motion. Motion carried 8-0.
4. **Reports:**
5. Treasurer: Jennifer was absent
6. Clubhouse: Tammy shared that there were no scheduled rentals in August and one thus far for September.
7. Website: Chris reported there were 64 hits this past month. The website is functioning well with no current issues.
8. **Committee Reports**:
9. Architectural Control Committee: Cliff reported there was one form submission for fence repair.
10. Lawn and Landscape Committee: Chris discussed doing a fall clean-up around the memorial area and some light tree trimming. He suggested we try to accomplish as much as possible with volunteer help, and then hire out the large tree removal.
11. Pool Committee: The county will require the pool manager or assistant to receive training for the 2025 pool season. Jamie agreed to take the training. The pool will close September 15.
12. Budget Committee: Larry sent out a budget analysis. This committee will meet prior to the September board meeting.
13. **President Comments:** Jason thanked the board for making the community as welcoming as possible. He expressed appreciation for doing the job with a sense of caring and community.
14. **HOA Member Comments:** A homeowner asked about the process of replacing a roof.
15. **Old Business:**
16. Official Treasurer Email: This has been set up and is ready to go. The log-in information will be sent to Jennifer.
17. Pickleball Court Update: This will be done this fall when the weather is cooler.
18. Digitizing covenants and bylaws: It’s currently in process and should be completed in September.
19. Rock Replacement: Larry has contacted Turf Works and asked to be placed on their schedule.
20. **New Business:**
21. Next newsletter topics: The board shared ideas with Jeanette.
22. Pond Prep for Winter: Leaving the pond pumps in the water over the winter months is causing the pumps to deteriorate and need to be replaced more often. It was suggested that we either purchase or build boxes to hold the pond pumps during the winter months. Lori made a motion to pursue the most economical way to house the pond pumps during the winter months at a cost not to exceed $1000. Justin seconded. Board approved 8-0.
23. **Board Comments:** Jason reminded the board to be cautious about phishing attempts. Jeanette shared that she contacted the city regarding pet excrement in our neighborhood. The city said they would get back to her.
24. **Next Meeting:** September 26, 2024
25. **Adjournment:** Justin made a motion to adjourn the meeting. Lori seconded. Motion carried 8-0. Meeting adjourned at 7:44 p.m.