**GREENHILLS HOA BOARD MEETING**

**April 27, 2023**

1. **President Jason called the meeting to order at 7:00 p.m.** Board members present were Jason, Larry, Chrys, Chris, Justin, Ricardo, Cliff, and Lori. Those absent were Nathan and Abe.
2. **Agenda:** Lori made a motion to accept the agenda with the addition of New Business c. Board resignation. Larry seconded. Board approved 8-0.
3. **Minutes:** Larry made a motion to approve the minutes from the March 30, 2023 meeting, with a second from Chrys. Motion carried 8-0.
4. **Reports:**

Treasurer – Chrys reported that she received an invoice for mowing for $850 that was not included in the financial report. She will pay the second half of the property taxes and $344.16 for the cost of the dumpster from the Spring Clean Up. There was a question about the interest rate on the CDs. Jason will check on the renewal date and report to the board in May. Chrys shared that the cost for QuickBooks will be $15 for the first three months, then $30 per month thereafter.

Clubhouse – The board will ask Ellen to provide a summary each month.

Website – There were 119 hits in the past month. PayPal is functioning well. Chris will add some spring pictures.

1. **Committee Reports:**
2. Architectural Control Committee – Forms were submitted for an exterior door replacement and a roof.
3. Lawn and Landscape Committee – Chris will deliver the signed mowing contract with Turf Works to Jason. Mowing is going well this spring. Chris met with Brad White from Outdoors Unlimited. Brad proposed $80 per hour to trim trails and common areas. This was not adequately budgeted for in the 2023 budget. Chris made a motion to increase the budget for Trails and Common Areas $6000 to cover services from Outdoors Unlimited. Larry seconded. Motion carried 7-1.
4. Pool Committee – Kelly confirmed the May 2 start-up date with the Energy Center. Ray is signed up for training on May 4. A contractor met with Kelly and Lori for a bid on the pool house expansion. The proposal will be shared once it is received.
5. **President Comments**: Jason suggested that we watch a video on HOAs by John Oliver.
6. **HOA Member Comments**: A homeowner suggested using a budget that is easier to read.
7. **New Business**:
8. Providing HOA members information on a new internet service provider – There was discussion about sharing this information in the next quarterly newsletter and on FB. Justin made a motion to ask the new internet provider if they would like to advertise on our HOA website. After discussion, Chris amended the motion to research the feasibility of referral advertising. Chrys seconded. Board approved 8-0.
9. Water well – Larry suggested we add the dates to turn the water well on and off to the calendar. The suggested dates are turning on March 1 and turning off December 1. Justin made a motion to add the dates as suggested. Larry seconded. Motion carried 8-0.
10. Board resignation – Kelly Wolf has resigned from the board, effective immediately.
11. **Old Business:**
12. Mesh installation of fence after lock change – The final cost of the lock replacement was $523.66. The final cost for the mesh, welding, and painting was $585.62.
13. Drop box for HOA dues – The board is not moving forward with a drop box at this time.
14. Improving External Processes in the HOA – Due to scheduling conflicts, Jason made a motion to cancel the Clubhouse Potluck scheduled for May 13. Chris seconded. Board approved 8-0.

Lori shared information about her background and her responsibilities on the board. Justin will share at the May meeting.

1. Internal Review – none
2. **Board Comments**: Ricardo is considering landscaping that conserves water and suggested others consider the idea.
3. **Next Meeting:** May 25, 2023
4. **Adjournment:** Larry made a motion to adjourn the meeting and Justin seconded. Motion approved 8-0. The meeting was adjourned at 8:18 p.m.