**GREENHILLS HOA BOARD MEETING**

**November 16, 2023**

1. **President Jason called the meeting to order at 7:00 p.m.** Those present were Jason, Larry, Chrys, Chris, Doug, Justin, Cliff, and Lori. Ricardo was absent.
2. **Agenda:** Larry made a motion to accept the agenda, while Justin seconded. Motion carried 8-0.
3. **Minutes:** Doug made a motion to approve the minutes as written. Jason seconded. Board approved 8-0.
4. **Reports:**
5. Treasurer: Chrys reported that half of the property taxes are due Dec. 20. She will need to purchase statement paper and envelopes for the next billing cycle. Once she has researched costs, she will share this information with the board and a decision will be made regarding the selection of billing materials. The contractor who was hired to do the pool house expansion, Dan Nielson, has completed the job. Several board members commented that the job was done well. In addition to the work he was contracted to do, Dan also raised the pool house door height and painted the entire structure. He asked for an additional $200 to cover his costs and labor. Larry made a motion to pay Dan Nielson an additional $200 for his work on the pool house. Lori seconded. Motion carried 8-0.
6. Clubhouse: No report was provided
7. Website: Chris shared that there were 134 hits this past month. The website is functioning well. His wife, Dani, answers questions submitted to the website.
8. **Committee Reports:**
9. Architectural Control Committee – There was no response from the Tamerisk Drive homeowners on replacing their roof with HOA approved shingles. Jason will contact a roofer to get an estimate on the cost to replace the shingles. This cost will be shared with the homeowners and a lien will be filed against this property.
10. Lawn and Landscape Committee – Chris shared the bid from Turf Works. Currently, the board does not plan to open the job up to new bids for 2024. There was discussion about sharing mowing expectations with homeowners. Outdoors Unlimited will provide services for the Trails and Common Areas. Chris cut the limb from the tree by the upper pond and will dispose of the branches. The board expressed appreciation for his work.
11. Pool Committee – Ray submitted a report with recommendations for 2024. Chris will purchase tarps to cover the pool chairs for the winter. Justin has contacted two masons for recommendations/bids for tile work around the perimeter of the pool but has not heard back. He will make contact again and report at the next meeting.
12. **President Comments:** Jason asked for information for the upcoming newsletter.
13. **HOA Member Comments:** none
14. **Old Business:**
15. Recruiting new board members – There are currently four open positions for 2024. Chrys shared that there are several homeowners interested in running.
16. Improving External Processes in the HOA – Board minutes and monthly financial summaries are shared to Facebook. A quarterly newsletter will be sent out with the first quarter billing.
17. Internal Review – Digitizing the Covenants and Bylaws – Chris worked on converting a portion of the Covenants to create a new digital copy. This will be an ongoing discussion until the board has determined the best route to take.
18. **New Business**:
19. New Treasurer Recommendation – Four interviews were held. The committee recommends offering the Treasurer’s position to Jennifer Teetzen. Lori made a motion to nominate Jennifer for the Greenhills Treasurer's position for 2024, with a second from Justin. Motion approved 7-0, with one abstention from voting. The board appreciates the work this committee has done.
20. Filling the Clubhouse Manager vacancy for 2024- Jason and Larry will work on filling this vacancy. They will also look over the Treasurer’s, Secretary’s, and Clubhouse Manager’s contracts to determine if the pay for these positions should be increased.
21. **Board Comments:** Justin served on the 2024 budget committee and shared that he feels confident about the changes that were made. He suggested that any excess funds within the budget be used to improve the look of the neighborhood.
22. **Next Meeting:** January 25, 2024 at 7:00 p.m.
23. **Adjournments:** Lori made a motion to adjourn the meeting and Doug seconded. Motion carried 8-0. Meeting was adjourned at 8:08 p.m.