**GREENHILLS HOA BOARD MEETING**

**June 22, 2023**

1. **President Jason called the meeting to order at 7:01 p.m.** Board members present were Jason, Larry, Chrys, Chris, Justin, Ricardo, and Lori. Those absent were Cliff, Abe, and Nathan.
2. **Agenda:** Larry made a motion to accept the agenda with a second from Lori. Motion carried 7-0.
3. **Minutes:** Justin made a motion to approve the minutes from the May 25, 2023 meeting. Chrys seconded. Board approved 7-0.
4. **Reports:**

Treasurer – Chrys reported that due to an extreme increase in costs for pool supplies, we will be over budget this year. The budget committee will discuss this as they plan for 2024. She has prepared the not-for-profit report and paid the $40 submission fee.

Clubhouse – The clubhouse was rented out four times in May, twice in June, and has two reservations for July. Ellen contacted Horseshoe Lock and Key to repair an issue with the lock. She also contacted a welder to put an extension on the guard below and above the lock to prevent those without keys gaining entry. Three welcome packets were delivered. Ellen pulled weeds in the green area.

Website – Chris has updated the website with new pictures. No issues have been reported.

1. **Committee Reports:**
2. Architectural Control Committee – There have been no new submissions as of the date of this meeting.
3. Lawn and Landscape Committee – There was discussion regarding how much mowing near the easement belongs to the homeowner and how much is the responsibility of our mowing contractor. It was determined that the contractor will mow one pass on either side of the sidewalk. It is the homeowner’s responsibility to mow grass behind fences. The contractor should be edging once per month. Chris will contact Turf Works to clarify this. Outdoors Unlimited is scheduled to start working throughout the neighborhood within the week.
4. Pool Committee – Kelly reported that our pool manager is doing a fantastic job. Kelly filled in for Ray for a few days this month. Three bids were received for the pool house expansion. After much discussion, Justin made a motion to accept Dan Nielson’s bid for $2201.67. Chris seconded and the board approved 7-0.
5. Budget Committee – This committee met and reported that the pool house expansion was not budgeted for in the 2023 CMPC. The committee recommended increasing line item 304-CMPC/furniture, etc. $7,100.00, for a total of $10,100 to cover the additional cost for chemicals and the pool house expansion. The committee also recommended increasing line item 301-Manager fee $238 to cover the extension of the pool season. Chris made a motion to increase line 304 $7,100.00 and increase line 301 $238, with a second from Larry. Motion carried 7-0.
6. **President Comments**: Jason said he appreciated the work of the board members and the homeowners’ contributions. He thanked everyone for de-escalating issues and for being good neighbors.
7. **HOA Member Comments**: none
8. **Old Business:**
9. Improving External Processes in the HOA – the May meeting minutes were shared prior to the June meeting on Facebook.
10. Internal Review – Chrys shared some background information and what her responsibilities are as the HOA treasurer.
11. **New Business**:
12. Resignation of Chrys Hanson – effective January 2024. Chrys will consider remaining a member on the board but will not serve as treasurer.
13. Resignation of Abe Burke – effective immediately
14. Purchase of a new pump/hiring an electrician to install it – the pump was ordered. Kelly will work with a couple of homeowners to remove the old pump and install the new one. They are hoping to uncover the electrical issue.
15. **Board Comments**: Chris will get estimates for the removal of dead trees and tree trimming on Bittersweet. He will share the estimate with the board. Ricardo asked if anyone had purchased the insurance on their water and sewer lines. Chrys asked the board to find her replacement as treasurer by December so she would have time to train him/her. Justin suggested we change the budget format to make it easier to read. The budget committee will create sample formats to share with the board.
16. **Next Meeting:** July 27, 2023
17. **Adjournment:** Justin made a motion to adjourn the meeting and Larry seconded. Motion approved 7-0. The meeting was adjourned at 8:26 p.m.