**GREENHILLS HOA BOARD MEETING**

**June 27, 2024**

1. **President Jason called the meeting to order at 7:00 p.m.** Those present were Jason, Larry Steve, Doug, Jennifer, Jamie, Chris, Jeanette, Justin, Cliff, and Lori.
2. **Agenda:** Larry made a motion to accept the agenda, with a second from Chris. Board approved 11-0.
3. **Minutes:** Chris made a motion to accept the minutes from the May meeting. Doug seconded. Motion carried 11-0.
4. **Reports:**
5. Treasurer – Jennifer shared that she posted on the GH Facebook page about Quarter 3 billing and asked those interested in paperless billing to contact her. She renewed the HOA’s CDs and transferred funds from the Money Market to a CD for a higher interest rate. After Quarter 3, PayPal payments will no longer be accepted. Those who prefer to make electronic payments will receive billing through QuickBooks. Jason will send a letter to a homeowner who has fines prior to filing a lien against their property.
6. Clubhouse – Tammy reported that there were no reservations in June and two scheduled for July.
7. Website **–** Chris shared there were 72 hits on the website this past month. Jason received a phishing email that was addressed as if it was from another board member. He asked the board to beware of scammers.
8. **Committee Reports:**
9. Architectural Control Committee – Cliff reported that he received two submissions from homeowners.
10. Lawn and Landscape – Chris shared that he will inspect the neighborhood trails and green spaces to help direct Outdoor Unlimited to areas in need of work.
11. Pool Committee – There was much discussion regarding pool rules that have not been followed. Jason will send a letter to rental owners, reminding them of the rules. The board decided to create a condensed list of rules to post on the entry gate. Jamie will make the poster. Weeds have not been kept under control around the clubhouse and pool. Jeanette will ask for volunteers in the next newsletter.
12. Budget Committee – Larry shared that budget work will begin in August.
13. **President Comments:** Jason appreciates the board’s help in maintaining HOA standards and decreasing tensions among members.
14. **HOA Member Comments:** A homeowner had a concern about a non-HOA neighbor behind his house whose tree is growing onto his property. It was recommended he file a complaint with the city. Another homeowner shared appreciation for those who got the lower pond working and asked when the upper pond might be repaired. Chris said he was working to get both pond pumps functional. This will be addressed later in the meeting.
15. **Old Business:**
16. Official Treasurer Email – Due to issues with sending emails to homeowners, Jason has been working on getting an official email set up for our treasurer.
17. Pickleball Court – Doug reported we can use the current net by drawing down the height of the net. Cliff will order the straps. It was recommended that different colors be used for the pickleball court, so it doesn’t interfere with existing tennis lines. The estimated cost for paint is $200. Doug will order the paint. Volunteers will be sought to help paint the lines.
18. Digitizing Covenants and Bylaws – After much discussion regarding digitizing these documents, Justin made a motion to hire a transcriber to type them at a cost not to exceed $250. Cliff seconded. Motion carried 11-0.
19. **New Business:**
20. Upper Pond Pump Replacement – The upper pond needs a new pump. Chris stated how difficult it has been to find electricians willing to work on the pond pumps. It was recommended that the pumps be pulled out and stored during the winter months to prolong their lives. Lights are also needed, and they cost $175 each. Chris made a motion to replace a pump and purchase two lights – not to exceed $1200. Justin seconded the motion. Board approved 11-0. Jamie is concerned about erosion near the sidewalks at the upper pond. He will contact a landscaper for suggestions on how to address this issue.
21. Letter from city of Junction City - A blight notice was received from the city reporting a green space that was not being mowed. Justin cleared this area and the blight has been lifted. Our mowers will be reminded that this is part of the green space that needs to be kept up.
22. Quarterly Newsletter – Ideas were shared with Jeanette for the upcoming newsletter.
23. **Board Comments:** Chris is working to find someone qualified to work on the pond pumps for a reasonable cost. Thanks to Steve Hudson for taking care of the tree stumps near the tennis court and for cleaning up the tree limbs and debris. His hard work is much appreciated.
24. **Next Meeting:** July 25, 2024
25. **Adjournment:** Lori made a motion to adjourn the meeting. Jamie seconded. Motion carried 11-0. Meeting adjourned at 8:15 p.m.