**GREENHILLS HOMEOWNERS’ ASSOCIATION**

**2024 ANNUAL MEETING**

**January 23, 2025**

1. The annual meeting was called to order at 7:03 p.m. by Vice President Larry. Board members present were Larry, Jeanette, Chris, Jamie, Doug, Jennifer, Cliff, and Lori. Absent were Jason, Justin, and Steve.
2. Jamie made a motion to accept the agenda. Jennifer seconded. Motion carried 8-0.
3. The consent agenda includes the following:

* minutes from the January 25, 2024 Annual Meeting and Extra Board Meeting
* minutes from the November 21, 2024 Board Meeting
* Approval of the clubhouse, pool, and architectural annual reports
* Renewal of personnel contracts for:

**Secretary** – Lori Lacer

**Treasurer** – Jennifer Teetzen

**Clubhouse Manager** – Tammy Lee-Rall

**Webmaster** – Danielle Valentine

* Approval of using Energy Center, Manhattan, KS as contractor for Pool maintenance and supplies for 2025
* Adopt the Greenhills HOA calendar for 2025

Jeanette made a motion to accept the consent agenda, with a second from Lori. Board approved 8-0.

1. 2024 financial report/update on liens/past due accounts – The list of past due accounts and liens was reviewed. Between nine homeowners, there is an outstanding balance of $2806.30 and one active lien.
2. HOA Member Comments: there were no comments
3. **Old Business:**
4. Treasurer’s Report – Jennifer reported that everything is running smoothly. She received a bill for clearing snow from the clubhouse parking lot.
5. Website- Chris shared the website is functioning well with no concerns.
6. Historical Review – Larry provided a report that highlighted the HOA accomplishments for 2024. They included adding three new board members: Jamie Farr, Steve Hudson, and Jeanette DeMars, replacing pumps at the upper and lower ponds, adding pickleball lines to the tennis court and straps to lower the net, removal of several dead trees, and adding rock to the upper pond.
7. Greenhills HOA Clubhouse Rules – The rules were reviewed by the board. Jamie made a motion to approve them, and Doug seconded. Motion carried 8-0.
8. **New Business:**
9. 2025 Budget/10-year Budget/CPMC Projects – Larry reviewed the budget for 2025 and discussed the10-year budget. CPMC projects were also reviewed.
10. Election of Board Members – Board members were voted on by those present. Members elected for a three-year term were Cliff Crites, Jeanette DeMars, Tammy Lee-Rall, and Doug Teetzen. New and returning board members were welcomed.
11. Board Member Comments: Appreciation was shared for Larry’s work on preparing all the documents for the 2025 Annual Meeting. Jennifer felt she had a good response to her letter sent out with first quarter bills. It was suggested that we consider planning a movie night at the clubhouse for kids. Chris proposed that we lower the amount paid to the webmaster from $100 per month to $40 per month.
12. President Comments: none
13. Next Meeting – February 27, 2025 at 7:00 p.m.
14. Cliff made a motion to adjourn the meeting, Jamie seconded. Board approved 8-0. Meeting adjourned at 7:30 p.m.

**GREENHILLS HOA BOARD MEETING**

1/23/25

The new board met briefly at 7:32 p.m. Those in attendance were Larry, Jeanette, Chris, Jamie, Doug, Jennifer, Cliff, Tammy, and Lori. There was discussion regarding officers for 2025. Jeanette nominated Doug for president, with a second from Lori. Board approved 9-0. Lori nominated Larry for Vice President, with a second from Jamie. Board approved 9-0. Board members were asked to consider which committees they would like to serve on this year. These committees include Architectural Control, Pool, Lawn and Landscape, and Budget. More will be discussed at the February meeting.

Larry made a motion to adjourn the meeting. Jamie seconded. Motion carried 9-0. Meeting was adjourned at 7:42 p.m.