**GREENHILLS HOA BOARD MEETING**

**October 24, 2024**

1. **Vice President Larry called the meeting to order at 7:00 p.m.** Present were Larry, Doug, Jennifer, Jamie, Steve, Cliff, Justin, Jeanette, Chris, and Lori. Jason was absent.
2. **Agenda:** Jeanette made a motion to accept the agenda, with a second from Jamie. Board approved 10-0.
3. **Minutes:** Justin made a motion to accept the minutes as written from the August meeting. Doug seconded. Motion carried 10-0.
4. **Reports:**
5. Treasurer – Jennifer reported there were a few delinquent accounts, but things were going well. The board president will send a letter to the homeowners whose account has reached the limit where the board can file a lien against their property. This letter will provide them with the opportunity to settle their account prior to the board taking action. This will be discussed again at the November meeting.
6. Clubhouse – Tammy shared that there was one rental in October, and one scheduled for November. She asked when the clubhouse’s fire extinguisher was last serviced. Jamie will look into having it inspected and will report at the next meeting.
7. Website – Chris reported there were no problems with the website.
8. **Committee Reports**:
9. Architectural Control Committee: The fountains will be shut off in December. Boxes to house the pond pumps will be purchased. The sprinklers at the clubhouse will be winterized.
10. Lawn and Landscape Committee: Chris spoke to Outdoors Unlimited regarding the hedge tree line along the west side of Greenhills. Brad said he can remove approximately three quarters of the trees with our remaining budget. Stump killer will be used instead of grinding them to save on the project cost. This work can be done in December. Jamie made a motion to have Outdoors Unlimited do this project, spending up to, but not more than our $6000 budget. Doug seconded. Board approved 10-0.
11. Pool Committee: n/a
12. Budget Committee: The board reviewed the proposed budget for 2025. The 10 Year CPMC Projects were also discussed. Considering the age of the pool, the board feels it’s nearing a point of expensive/substantial repairs. It was suggested that we create savings to address potential future repairs.
13. **President Comments:** none
14. **HOA Member Comments:** none
15. **Old Business:**
16. Carry-over of budget discussion – covered in Committee Reports 5d.
17. Redo landscape beside the pool – the job has been completed. The total for this project was $620.
18. **New Business:**
19. Recruiting new board members for 2025 – Lori and Justin will work on this committee.
20. Variance for a driveway – A homeowner asked for permission to extend their driveway. After discussion, it was determined that this is not a variance item. Justin made a motion to permit the driveway extension at 404 Redbud. Jamie seconded the motion. Board approved 10-0.
21. New shingle for consideration – A homeowner asked for permission to use a high-end shingle that is currently on our approved list. The shingle is made by Certainteed and is available in the approved color, weathered wood. After discussion, the board asked the homeowner to fill out a variance form, have it signed by the existing neighbors on Woodland Circle, and turn it in for review by the ACC committee. If approved by the committee, the board will vote on this by email.
22. **Board Comments:** The city posted several signs in the neighborhood regarding cleaning up after animals. Jeanette suggested we could create and post our own signs in addition to these.
23. **Next Meeting:** November 21, 2024.
24. **Adjournment:** Justin made a motion to adjourn the meeting with a second from Lori. Motion carried 10-0. The meeting was adjourned at 8:35 p.m.