

Greenerhills HOA

BOARD MEETING – Minutes

November 4, 2020

Call to Order

The meeting was called to order at 4:05pm at the home of Cindy Cossairt. Present were Cindy Cossairt, Lori Lawrenz, Mark Adams and Marilyn Fowler, as well as Tim Jones of Bridge Street Property Management.

Owner Comment Period

The coyote problem was discussed and the Board agreed that this is not an HOA matter.

Approval of July 15, 2020 Board Meeting Minutes

Lori motioned to approve the minutes from the last board meeting and Cindy seconded. With all in favor, the motion carried.

Financial Review

The Board agreed that road repairs should be categorized as a reserve account expense. Roads, gates and fences will be the only capital expenses. BSPM will revise the chart of accounts to include reserve income and expenses with the operating income and expenses.

Cindy requested copies of checks or a general ledger report before quarterly meetings.

Mark will work on review of the Reserves Study.

ARC Updates/Rules and Violations

Permitting and county approvals were discussed as they related to a specific owner's construction.

There has been no agreement on the target number for light reflective value for the community. The Board asserts that homes should blend with the natural environment and reiterates Rules and Regulations prohibiting white, as well as "unnatural" colors (ie turquoise).

Many homeowners need to be reminded of the parking rules. A general, reminder email and/or specific owner reminders will be considered.

Enforcement will be addressed at the Annual Meeting.

Annual Meeting Preparation

The Annual Meeting has been moved to the Go-To-Meeting online format, as the Senior Center is no longer available due to COVID19. Cindy and Mark will run again for the board, but the annual meeting notice should include a request for volunteers.

New Business

The Board observes that ATVs are not following the rules of the road in the community and agrees that this issue should be added to the agenda for the Annual Meeting.

Adjourned 5:30pm