

# ***Greenerhills HOA***

## **BOARD MEETING – Minutes**

January 20, 2021

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### **Call to Order**

The meeting was called to order at 6:00pm at the offices of Bridge Street Property Management. Present were Cindy Cossairt, Lori Lawrenz, Mark Adams and Marilyn Fowler, Laura Hunt, and Jeff Mounteer, as well as Tim Jones of Bridge Street Property Management.

### **Owner Comment Period – No owners present for comment**

### **Approval of previous Board Meeting Minutes**

Mark motioned to approve the minutes from the November 4, 2020 board meeting and Lori seconded. With all in favor, the motion carried.

The annual meeting minutes were also reviewed but will be approved by members at the next annual meeting.

### **Financial Review**

Year-end financials were reviewed. Mark would like to see the reserve income and expenses noted separately from the operating. Bank statements and reconciliations will be forwarded to Mark quarterly going forward.

The board discussed implementing transfer fees for new owners, and it was agreed that the HOA would not assess those fees at this time. The Board also agreed that moving forward, crack seal repairs should be categorized as an operating account expense.

### **ARC Updates/Rules and Violations**

Marilyn reported that violations previously discussed have been handled to the board's satisfaction.

The new chicken coop and the spotlights on the sledding hill were discussed and will be addressed with homeowners by Marilyn and Jeff, respectively. Parking concerns were also discussed, but no action was taken at this time. Jeff offered to verbally discuss a few issues directly with owners.

### **New Business**

Jeff has observed that vehicles are not adhering to the speed limit in the community, but temporary speed bumps were ruled out for now. Gate codes need to be reviewed and old owners removed whenever possible.

Next board meetings were set for 4/21, 7/21, and 10/20.

### **Adjourned 7:20pm**