

Greenerhills HOA

BOARD MEETING – Minutes

July 21, 2021

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, Marilyn Fowler, Laura Hunt, Jim & Marty Harger, Terese Sungail, Dave & Kathleen Field and Dave Johnson, along with Tim Jones and Kristi Brown of Bridge Street Property Management.

Owner Comment Period/Strawberry Communications Q&A

Jon Hagen from Strawberry Communications was introduced and he explained the fiber optics project and its progress. Owners were reminded to follow the instructions provided if they wish to have a connection made to their home. Project is expected to be complete by 8/16/21.

Approval of previous Board Meeting Minutes

Mark motioned to approve the minutes from the April 28, 2021 board meeting and Lori seconded. With all in favor, the motion carried.

Financial Review

Financial documents were reviewed and reflect \$85k in the operating account, \$70k in reserve, and \$53k in a CD. Expenses have been in line with the 2021 budget. The fiber optic expense may go down if more owners sign up to have their home connected. Mark will provide and updated reserve analysis at the next meeting.

ARC Updates

Shiple and Riggs homes have been approved. The ARC approval process has been updated and the committee submitted revisions to the Building Application for approval. The ARC will meet every third Tuesday to review applications.

Rules and Violations/ATV use

Homeowners were surveyed and it was decided that there will be no new rule regarding ATV usage in the community.

New Business

A Summer Newsletter will be drafted and sent to the community in the coming days. Marty Harger suggested a warning about fire danger be included.

A review of the recommended changes to the ARC Building Application took place during Executive Session. Changes were approved as presented.

Next Board Meeting is set for 10/20/21.

The meeting was adjourned 6:39pm. These minutes will remain in draft form until approved at the next board meeting.