

Greenhill Village Neighborhood Association

Board Meeting

Commencement

Meeting was called to order by Dave Pettingill, President at 6:32 p.m. Those in attendance included: Rachel Delagardelle, Dustin Gruver, Mark Haigh, Tim Hanson, Jennifer King, Jen Leistikow, Brandy McOmber, Dave Pettingill, Ryan Thacher, Kelsie Zimmerman

Proof of Notice of Meeting/Waiver of Notice

Initial meeting of the Board of Directors was held for Board members only. Notice waived.

Reading and Disposal of Any Unapproved Minutes

Minutes from the Annual Meeting were reviewed and approved. Meeting minutes will be sent out via mail to all homeowners.

Election of Officers

Officer information and roles were discussed, along with copies of the bylaws provided to all Board Members via email to assure all understand the duties of each officer position. An election was held and the following individuals were elected to the Officer positions:

-President: Dave Pettengill, pettengill@cfu.net

-Vice President: Tim Hanson, tim@youngphc.com

-Treasurer: Jen Leistikow, jenkurt@cfu.net

-Secretary: Brandy McOmber, moomoo3708@yahoo.com

Terms were discussed for Board Members and it was decided those elected to subdivisions 1, 4 and 7 would be one year terms. Those in subdivisions 2 and 5 are 2 years and those in 3, 6 and 9 are 3 years.

Unfinished Business

Mark Haigh, subdivision 7, accepted the Board position. Secretary will provide copies of bylaws, deed of dedication, amendment to restrictions and articles of incorporation to Mark. In addition,

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Secretary will provide the Board and officers with updated contact information for communication purposes.

Issues/Concerns Discussed

Semi:

Discussion held on concerns from homeowners about a semi parked on the street. This is a concern as, per city code, semis over 1 ton cannot be parked on city streets. In the past, Warren Transportation was contacted and indicated they would do something about this. Nothing has been done as of the date of this meeting. Because this is a city code issue, it was decided Dave Pettengill would contact the owner to discuss this. If this does not resolve the issue, Cody Enforcement will be contacted.

Sign:

Discussion held on concerns from homeowners about the entry sign and surrounding common area. Suggestions from Annual Meeting included using solar power for the sign. The concern at this time is the cost of solar power. As all dues have not been collected, there is not currently money in the HOA to consider this. Cost of electricity was discussed. It was initially suggested CFU be contacted to see if the fee can be waived for the cost of electricity. The Board decided this would not occur as the cost will be there as soon as the light is working.

Ponds:

Homeowners' concerns about the ponds were discussed. The pond near Loren Drive is an issue due to the overgrowth. It was suggested homeowners come together to assist with clearing out this overgrowth as it impacts the whole neighborhood. Discussion was held on eventually replacing light bulbs in the fountains to LED lights to improve efficiency. Discussion was held on the need for both ponds to be treated. Costs of the pond throughout the year were discussed and can be found in the treasurer's information.

Snow Removal/Lawn Care:

Discussion was held on the costs of previous years for mowing and snow removal. It was decided a bidding process should occur for this. Board Members Ryan Thacher and Dustin Gruver agreed to initiate this process. Dave Pettengill agreed to provide them with a map of the common areas the HOA would be responsible for.

Uncollected Dues:

We currently have 10,000 in uncollected dues from 2011 to 2014. There are currently three houses for sale that we are aware of and all haven't paid in the last three years. Ideas were suggested for ways to collect these dues. The Board decided unanimously to send out an invoice for money past due with a due date of March 15. Homeowners that owe dues will also be informed that after this date a special assessment will occur.

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Regular Meetings:

It was suggested that if regular meetings occur, homeowners will be more aware of why dues are needed and how they benefit the whole neighborhood. The team agreed homeowners need to see tangible evidence of how the money is spent. It was decided another meeting will be scheduled inviting all homeowners, allowing them to voice current concerns and updating them on what the HOA has been working on. Prior to this meeting, homeowners will be able to submit their concerns so these items can be added to the agenda. Kelsie Zimmerman agreed to contact the library and determine dates available to reserve the conference room for the next neighborhood meeting.

Speed of Cars:

Discussion was held on the speed of cars driving through the Greenhill Village. Suggestions were discussed, including adding speed bumps and four-way stops. Signs indicating "Slow" and "Children Playing" were other suggestions.

Website:

The Greenhill Village Homeowners Association website needs work. Dustin Gruver agreed to review this website and begin the process of adding information to it.

Next Steps Identified

1. Brandy McOmber will send out copies of the bylaws and other necessary information to Mark Haigh.
2. Dave Pettengill will talk with the neighbor who parks the semi in the street. If this does not correct the situation, Dave will contact Code Enforcement.
3. Jen Leistkow will send out the annual meeting minutes, including invoices and information on the special assessment for those who have not paid dues.
4. Dustin Gruver will review the Greenhill Village HOA website and assist in updating this.
5. Ryan Thacher and Dustin Gruver will obtain estimates on mowing/snow removal services, with Dave Pettengill providing a map of the common areas owned by the HOA
6. Jen Leistkow will determine when special assessments need to be turned in for taxes.
7. Jen Leistkow and Dave Pettengill will speak with a lawyer regarding finalizing information with High Development. This includes the letter High is requesting Dave sign.
8. Kelsie Zimmerman will contact the library and reserve a day for the next neighborhood meeting.

Next Meeting

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The next scheduled Board Meeting will be held on March 24th at 6:30 p.m. at the office of Young Plumbing and Heating.

Adjournment

Jenifer motioned to adjourn the meeting. Dustin seconded this request. Meeting was adjourned at 8:37 p.m.