

21 January 2019 Greenhill Village HOA Annual Meeting  
Meeting Minutes

4 board members present:

Tim Hanson  
Michele Hilvers  
Kelsie Zimmerman  
Shannon Kofta

11 neighbors present

Meeting Minutes:

- Tim Hanson started board meeting and all present introduced themselves
- Treasurer report given – 2018 report will be posted on HOA website
- New business
  - HOA board member compensation of \$100 at the end of each year, board to determine terms at next board meeting
    - Drew Sponheim motioned compensation
    - Ryan Howard seconded compensation
    - No one disapproved, all present were in favor
  - Tim shared new development north of Phase II. City meeting Wednesday, January 23. This will not be part of the HOA.
- Group discussion topics
  - Discussed/identified common areas (grass by Hudson Road, sign area, area around Hudson Pond)
  - Discussed who can mow grass by Hudson Road and sign, only contractor because of liability
  - Discussed aesthetics of Loren Pond
    - Clogged drain needs attention
    - Send letter in spring to Loren Pond homeowners explaining their property runs all the way to the pond, so they understand where they need to maintain their yard. If it isn't mowed, discussed calling the city to enforce.
    - Was discussed to call a special meeting with Loren Pond residents to educate them on their property lines.
    - Iowa Ponds suggested as a better contractor for pond treatment
    - Ryan Howard (Phase 4) has a lot of information about the ponds around condos. The board will be in contact with him. There is opportunity to collaborate with the Greenhill Village Townhome Association on pond maintenance.
  - Neighborhood block party was discussed with the potential of the HOA board catering the meat
  - Continue neighborhood cleanup day in the Spring
- Phases 3 and 10 board member positions remain vacant
  - Drew Sponheim elected as Phase 9 board member
  - Kristine Etringer elected as Phase 7 board member
  - Heidi Cook elected as Phase 4 board member after annual meeting
  - Current board members remaining on board
    - Tim Hanson – Phase 1
    - Michele Hilvers – Phase 2
    - Kelsie Zimmerman – Phase 5
    - Shannon Kofta – Phase 6