

## The Greens

03-17-22

A quorum was present. Introduced members of the board: John Wallitschek, Julie Lashay, Kathy Rice, Mark Ketlin, Debra Stark, Mike Murphy, and Leslie Ludden. The minutes of 2021 were approved but an amendment to say, "landscape should be changed to artificial turf. It was read as if it had been done. Still looking to get an estimate. The maintenance department gets the bids. Monika gave the election results. A quorum was present, only need 10. There were no write ins. Wallitschek and Leslie? Win another year.

Julie gave the financials. Many residents focused on their homes over the past 2 years, lots of home improvements done. 2022 budget pie chart – landscape, maintenance, utilities and cable services consume 88% of the 2022 budget. HOA cable portion decreased from \$34 to \$30 after negotiations. Utilities and labor are always expensive. Since these are single homes, it's up to us to help beautify our places. Watch for painting needs or chipped corners around foundation. Please help by identifying leaky sprinklers to keep from wasting water and report to Heather Anderson in maintenance. If you have a flag, please place it near the issue. Espresso macchiato is a new color and looks great. Please monitor your own trees and give them extra water in the drought season. 2021 did not see huge repairs for common areas. The HOA board oversees the common areas. Had an ongoing issue with area between 174 and 163. Initial cost of landscaping was taken in 2021. Unfortunately it did not go well. The maintenance department will install some planter beds, after removing that terrible landscaping, at no expense. Street lights give financial concerns. Maintenance has helped but last fix cost was almost \$3000. Allocated all of 2022 HOA fees increase to the reserve funds. At some point these street lights will need to be changed with hopes they can be retro fitted to solar. Think it's better to pull cash from reserves rather than asking for a one time assessment. Re-tiling the pool would cost \$25K and new pool furniture would cost \$8100. We are missing 2 pool chairs and the bench. Hope is to build cash reserves while keeping the Greens clean and friendly. If any questions, please contact David at the office.

Kathy Rice gave project updates. Go through the community to look at areas. Replace coach lamps on either side of the garage. Our existing lights are no longer available. One option is the espresso macchiato paint is easy to apply on those lamps, if you have rust. If you want to make a change, a new fixture can be found at Home Depot, a minimalist look and has been approved by the board. You will need to go through the application process. With the current fixtures, the light faces up while the new one shines down. If there are other ideas for a light, please present it to the board. The address numbers have become calcified. The replacements are still available and only \$179 if more than 20 residents need them. A resident mentioned an oil he used that really helped to clean up the numbers. In an emergency situation, it's important to be able to read the address numbers. 4 colors of gravel have been approved. Looks like several houses could use some and please contact Heather. If you get some neighbors in on it, you can save money. Looking to have the lamp post painted by electromagnetic process. He would also do the basins and utility boxes throughout the Greens, all in that macchiato color. Should go a long way to upgrading the look. Pool furniture needs to be traded out, probably after Mother's Day. If you see something, please say something. A resident from another community said

there is nothing like visiting the Greens and seeing how much it seems like everyone likes each other. They don't get that feeling from other communities. Artificial turf has been approved to use in front yards and does need to go through the approval process by Cheryl. Encourage you to use a higher quality as it lasts longer and looks better. As of now, need a minimum of 1 tree in the yard.

Jim Funk gave the state of the ranch. The entire ranch was under budget by \$100K. They went back to all communities and refunded a percentage. This was due to : midsummer with Covid and labor shortages, it was difficult to get the temp help. Gainey usually gets 9-12 people but were only able to get around 5 workers. Tom Wright left in May due to health reasons. Scott and Jim interviewed people. Rather than hire someone new, the 3 current folks became certified. Soon after, James was hired away. Jamie Lee, Heather and Arnaldo had crews working overtime on the weekends. Moving forward, the minimum wage is raised to \$15 an hour. Jamie Lee and Heather really stepped up. Bonus program increased for retaining employees. Still needed someone who had a higher skill in maintenance so went to Cameron Vaughn and he comes in to do training. Funk is pleased with how its all going.

The Estate Club was supposed to open in November but didn't get the permit until mid January. Waited until February so more things could be done to make the Club even better. During the construction, in May of 2021, it should have been 70% complete but it was more like 50%. Loan repayments started in June of 2021. Process of improving things like flooring, front entry, quality of furniture, etc so it wasn't so vanilla. Also had to solve some Health Department issues. The building total cost is \$6.2 million with furniture, fixtures and equipment. Borrowed \$5.3 million. Tons of positive comments regarding the club. Club automation will help with getting registered for classes. Tons of positive comments regarding the club. Suggested to the Board about revisiting the enhancement fee. Move from ½ % to ¾ % (of every sale). Almost 80% said to move forward. With the other part of the vote about the financial part, It did not pass by 3%. The alternate was to charge \$15 a month to cover the project financially. It has worked well as far as generating funds so far for improvement projects. If there is a positive vibe to revisit the vote, it will go back for a vote and if passed, remove the monthly \$15 fee. The cap is roughly \$6329 which basically relates to \$1.2 million sale price. Managed correctly, the enhancement fee along with some of the capital that comes into the GRCA, can make the loan repayments. The operating fee is only \$47 a month. A resident asked why the charge of \$15. Funk explained it went that way as the enhancement fee increase did not pass. Was also asked about replacing work vehicles and what determines that. Funk said he has the trucks run into the ground. He looks at the need and the funds available. Other things need to be addressed like the parking lot in front of the admin building. Need to reserve for the roads. A resident asked about the classes at the center. Funk said he has committees forming to work on that. Road maintenance in the Greens is the responsibility of the Greens. A tree was removed which caused the bricks to move. Unfortunately the roots still exist causing it to look wonky. A resident mentioned it seems everyone knows the code to get into the community. There is also a gate that just takes a hard push and anyone can open it. Notices are sent when plants are dead. It's a delicate situation when approaching anyone about unattractive things. Thinks vast majority has done a really great job in maintaining the upkeep of their residence. Lots of dead shrubs in common area, is there a plan? Yes to remove, cut down in some areas and others will be replaced. Resident mentioned there is a neighbor that has a lot of light in their backyard. This shines into his house and seems the

lights are on all night. Please ask the neighbor but if not, then go to Cheryl. Is there a pet limitation?  
Kathy said she does not believe so.

With no further questions, the meeting was adjourned.

Respectfully submitted,

Debbie