

The Greens HOA Board Meeting
April 4, 2023
Gainey Ranch Estate Club Boardroom

Attendance: John Wallitschek, Kathy Rice, Julie Leshay, Leslie Ludden, Debbie Stark, Mike Murphy, Nancy Richgels

President John Wallitschek called the meeting to order at 11:30

Leslie Ludden read her minutes from the Annual Homeowners Meeting March 16, 2023. Motion to approve was unanimous.

Julie Leshay read The Greens financial report.

The Greens finances are on budget with \$82,000. In reserves The following costs in repairs were \$1250 for street repairs; \$165 building meter reading, and \$1,207 for pool furniture repair.

Water bill is reporting a lower cost this year but heating cost is higher than last year. It was suggested that we add an amendment to our CCR's on the transfer fee of home sales to return a 1/4% of the fee be returned to The Greens finances. A vote and quorum from Greens homeowners will be required for the change. John will contact Jim Funk.

New Business

Pool area has concerns. Leak from pump room and cracks in the pool have been reported and are scheduled for repair. Estimated cost is \$5800. Yearly power wash will be performed in pool area. Bids for replacement of canopy and gazebo are on order. Estimation of cost is \$9,600. Maintenance of these projects will be completed in June. Two newly fabric pool chairs are missing. Maintenance will be contacted, two chairs ordered and a suggestion that the gate code to the pool be changed.

Suggestions of enhancing the pool area with pots and flowers, and bushes and/ or trees planted on the west side of the gazebo to block the sun were approved by the board.

Community landscape areas and walls need to be repaired due to cracks and water spray - specifically at 185 and back wall of 199. Plants to be trimmed and new plants installed on west outside fence area.

The Greens Directory is outdated. Jim Funk will be contacted for an updated directory of homeowners.

Social/happy hours have been successful. In lieu of paper flyers notifications, a suggestion of two wire in ground signs be purchased to display around the community. Kathy will contact sign companies.

No further business to discuss the meeting was adjourned at 12:35.

Submitted by

Leslie Ludden/Secretary.