

**The Greens HOA Board Meeting
September 28, 2023. 11 am
Gainey Ranch Estate Club Boardroom**

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

President John Wallitschek called the meeting to order at 11:05.
Four homeowners attended the meeting and introduced themselves and unit number.

Leslie Ludden read the minutes from April 4, 2023 meeting.
Motion to approve minutes was unanimous.

Julie Leshay updated the board and guests on The Green's financial report. The Budget is doing well. Monies are used on the maintenance and upkeep of our 2008 beautification project, including community walls, lamp posts, painting, and pool. We continue to have water issues (leaks) around the community. John suggested we look into a new water control valve that has a timed shut-off feature to decrease excess water flow.

The Enhancement Fee to amend our CCR'S to add a 1/4 % of the transfer fee to be returned to Te Greens was passed by a majority of the Greens residents.

An audit report was sent to Julie detailing all expenses and income related received fiscal year ending 12/31/22.

Kathy reported all repairs on the pool have been completed, as well as lampposts and utility boxes painted. Some lampposts have been repaired with new cells as others are still needing repairs. Still looking at solar as full replacements for the lampposts.

Damaged plants, and dead trees will be addressed and replaced if necessary in mid October. It was suggested to residents watering their trees and plants may be an effective option this past summer, although extreme temperatures made that impossible.

New Business:

Social hour/happy hour at the pool has been successful bringing new and old homeowners together. Encourage neighbors to come.

Thursday, October 19 was recommended for the first get together.

Kathy is looking into cost of two wire signs to place in the neighborhood as a reminder.

Motion to heat the pool from November 10, 2023 - April 19, 2024 was approved..

Recommendation to lower temperature by 2 degrees will save increased heating costs. Also the jacuzzi heat will be off from 10 pm - 5 am.

A Greens community letter will be sent to homeowners twice a year with updates and reminders homeowners responsibilities.

With no further business meeting was adjourned 11:45.

Submitted by

Leslie Ludden/Secretary