

# Green Meadows Estates HOA Meeting Minutes

---

## Date

July 28, 2025

## Time

7:00 PM

## Location

HOA Community Room

## Adjourned

8:29 PM

### 1. Call to Order & Roll Call

Meeting called to order by Eric Rynne. Attendees included:

- Mike Reynolds
- Lou Hood
- Denise Reynolds
- Jan Hood
- Michael Johnson
- Donna Johnson
- Eric Rynne
- New Members at Large: Karen and Scott Northrop

### 2. Approval of Previous Meeting Minutes

Minutes were read aloud. One amendment was noted: decision not to use the 'PayHOA' software. Motion to approve was unanimous.

### 3. Treasury Report

Balance: \$xx,xxx

Expenses:

- \$356.24 - Faye Alford (picnic)

- \$25.08 - Donna Johnson (picnic)  
- \$31.95 - Scott Northrop (flyers, raffle)  
- \$375.80 - Mike Reynolds (mailbox)  
Total: \$789.07  
Remaining Balance: \$xx,xxx

#### **4. Old Business**

Picnic Debrief - July 19th:

Successful event with 60-66 attendees, well-supported by volunteers. Suggested time change to 4-7 PM for future events. More kids' activities requested.

Newsletter & Communications:

MailChimp to continue. 129+ valid emails collected. Working on complete coverage.

Website & Outreach:

Website updated with bylaws. Google Analytics shows increased traffic. No Facebook/Instagram to be pursued.

#### **5. Bank Account Updates**

Signer updates pending. Bank visit rescheduled to July 31. Mike Reynolds and Faye Alford to be added.

#### **6. New Business**

Neighborhood Violations:

Lou Hood to document issues including street parking, trailers, RVs. Scott Northrop gathering enforcement procedures.

Sidewalk Issues:

Jim's property (8610 NE 69th St) identified. Scott to speak with homeowner before reporting to Public Works.

Yard Sale:

Scheduled for August 23. Motion passed to purchase 12 directional signs. Denise Reynolds to provide pricing.

Officer Liaison:

Officer Jeremy Van Royce unresponsive. Scott to visit police department to establish contact.

## **7. Payment Portal Research**

Eric Rynne to explore Stripe/Square + WooCommerce as cost-effective alternatives to PayHOA. Goal is to enable online payments and alerts.

## **8. Upcoming Events and Planning**

Halloween: Idea to restore trick-or-treating. Eric to draft MailChimp invite.

Christmas Lights Contest: Discussed potential contest or sponsorship. More discussion in fall.

## **9. Next Meeting**

Scheduled for Monday, August 25, 2025 at 7:00 PM.

Topics to prioritize:

- HOA Dues Structure
- Architectural Committee formation

## **10. Adjournment**

Meeting adjourned at 8:29 PM by unanimous vote.