

Green Meadows Estates Homeowners Association (HOA) Meeting Minutes

Date: August 25, 2025

Location: Green Meadows Golf Club

1. Call to Order

The meeting was called to order at 7:05 PM at the Green Meadows Golf Club. Attendance was taken and a quorum was present.

2. Approval of Previous Minutes

The minutes from the July meeting were presented for review. A vote was held to begin sending out the minutes from each meeting in advance of the next meeting. This change is intended to speed up meetings by allowing members to review ahead of time and reserve the live discussion for new topics. The motion was raised and approved unanimously. The July minutes were then approved unanimously.

3. Treasurer's Report

The Treasurer's Report was completed by Mike Reynolds because the current Treasurer, Fay, is out of the country caring for a family member and cannot perform her duties at this time. A motion was made to appoint Veronica Roberts as the temporary Treasurer during the absence. The board and members at large voted, and the motion passed unanimously. Veronica Roberts will serve as interim Treasurer for 90 days, through November 30, 2025 (note: November 31 does not exist; end date set to November 30 for accuracy).

4. Community Events

Yard Sale Recap: The annual yard sale was considered a success, with strong attendance and participation. Some households reported higher traffic than in past years, while others noted that signage placement could be improved to draw more visitors to side streets. The board discussed adjusting the timing to cooler morning hours and ensuring larger, clearer signs at main entrances for next year's event.

Upcoming Halloween Event: The board voted to move forward with a neighborhood-only trick-or-treat event on October 30th. Holding it the day before Halloween allows families flexibility while keeping the event safe and manageable. To reduce outside traffic, the event will be promoted only within the neighborhood. Participating homes can signal involvement by leaving porch lights on. Event hours and any route guidance will be finalized at the September meeting.

Christmas Light Contest: A holiday light decorating contest was approved to boost community spirit. Multiple categories—such as 'Most Creative Display,' 'Best Use of Color,' and 'Most Whimsical'—will allow homes of all sizes to participate meaningfully. Recognition will be emphasized (e.g., highlights in

the newsletter) to encourage wide participation. Timing will align with early December so decorations can be enjoyed throughout the season.

5. HOA Dues

The HOA dues deadline was confirmed as October 31st. Payments cover the annual period beginning October 1 and ending September 30 of the following year. While dues are voluntary, they provide essential funds for communication, community-building events, and small neighborhood projects.

6. Violations and Courtesy Reminders

Several courtesy notices were issued concerning property upkeep and neighborhood standards. Some homeowners have already addressed and corrected issues, while others are still in progress. The board reiterated that the goal is to maintain standards with a respectful tone and supportive approach.

7. Additional Discussions

Homeowner Assistance with Violations: The board discussed whether the HOA should assist with costly repairs or violations. Ideas included limited financial help, volunteer assistance, or negotiating group rates with contractors. Concerns were raised about sustainability and precedent; the consensus was that direct funding is not feasible, but guidance and volunteer coordination could help.

Mailbox Covers and Pest Issue: Yellow jackets were reported in several mailbox awnings. Pest control will be hired to remove nests, after which volunteers will seal gaps with caulking and apply foam deterrent. This project was noted as a good example of collaborative problem-solving.

Newsletters and Communication: The board discussed launching a yearly printed newsletter and monthly CCR reminders, each focusing on a single topic. To keep the tone positive, seven 'Phase Ambassadors' were proposed to approach homeowners personally and offer support. This idea was tabled for further planning.

8. Next Meeting

The next HOA meeting is scheduled for September 22, 2025.

9. Adjournment

The meeting was adjourned at 8:45 PM.

Respectfully submitted,
Green Meadows Estates HOA Secretary