

Green Meadows Estates HOA

Board Meeting Minutes

Date: November 2025 | Location: Community Clubhouse

1. Call to Order

President Mike Reynolds called the meeting to order. A motion to proceed was made and approved unanimously.

2. Roll Call

- Mike Reynolds - President
- Lew Hood - Vice President
- Fay Alford - Treasurer
- Eric Rynne - Secretary

A quorum was confirmed.

3. Approval of Prior Meeting Minutes

The Board reviewed the October 27, 2025 meeting minutes, which had been distributed in advance.

Motion: Approve October 27, 2025 meeting minutes

Vote: Approved unanimously

4. Treasurer's Report

Treasurer Fay Alford presented the financial update:

- Total HOA dues collected for the 2025-2026 year as of November 23: \$3,464
- Payments received via checks and electronic payment platform
- Approximately 18 homeowners are enrolled in recurring payments
- As of October 31, there are 88 voting members, placing the HOA above the 50% participation threshold (approximately 51%)

Motion: Accept Treasurer's Report

Vote: Approved unanimously

5. Old Business

a. Mailbox Ownership & Insurance

The Board confirmed that community mailboxes are a common area responsibility. Discussion focused on insurance coverage, potential repair costs, deductibles, and whether adjusting insurance coverage could reduce budgeted repair expenses.

Action Item: President Reynolds to gather additional insurance options and cost comparisons for future discussion.

b. Code Violations & City Enforcement

The Board reviewed several ongoing violations, including:

- Construction without permits on Parley property
- Shed placement and proximity violations
- Vehicles parked improperly or stored long-term
- Raised sidewalks and foliage obstructing pedestrian access
- Fire safety concerns related to non-code-compliant structures

City code enforcement has been contacted, case numbers issued, and inspections scheduled or underway.

Action Item: Board members encouraged continued reporting through proper city channels.

c. LLC-Owned Properties & Rentals

The Board discussed properties purchased under LLCs and concerns regarding potential rentals, assisted living use, and short-term accommodations. It was agreed that current CC&Rs and bylaws lack clarity and enforcement strength in these areas.

6. New Business

a. CC&R and Bylaw Review

The Board agreed to begin a systematic review and consolidation of the existing CC&Rs across all phases, with the goal of:

- Clarifying violations and enforcement authority
- Addressing rentals, parking, business use, and assisted living
- Establishing consistent language across all divisions

Once drafted, the revised documents will be reviewed by legal counsel before being presented to homeowners for a vote.

b. HOA Dues Discussion

The Board discussed the long-term sustainability of voluntary dues, noting that current participation places an unfair burden on paying members. The need for mandatory dues, potential increases, justification, and homeowner communication was discussed in depth. No vote was taken.

c. Community Events

- Halloween Event: Well attended; gift card prize unused due to voting oversight
- Christmas Lights Contest: Flyer reviewed and approved

Motion: Approve Christmas Lights Contest flyer

Vote: Approved unanimously

Action Item: Denise to provide final event blurb for distribution.

d. Neighborhood Ambassador Program

The Board revisited the proposed Ambassador Program to welcome new homeowners and serve as points of contact. Cost-saving alternatives to welcome baskets (cards and homemade items) were discussed and supported.

e. Architectural Review - Phase II Construction

President Reynolds presented Phase II plans related to his property, which are within city setbacks and already permitted.

Motion: Approve Phase II construction plans as presented

Vote: Approved unanimously

7. Meeting Date Change

Due to the holiday schedule, the Board discussed adjusting the next meeting date.

Motion: Move next meeting from December 22 to December 29

Vote: Approved unanimously

8. Adjournment

A motion was made to adjourn the meeting.

Vote: Approved unanimously

Meeting Adjourned

Respectfully submitted,

Eric Rynne

Secretary, Green Meadows Estates HOA