**Green Hills Lot Owners Association**

**Meeting Minutes**

1. Welcome-Pledge of Allegiance: 6:30 pm
2. Roll Call: Board of Trustees: Asher Fishman, Devin Shaffer, Julia Henry, Mary Zaums; Residents: James and Sunny Finucan, Jeff Cochran, John Strand, Greg Withrow, Anna Shroyer, Alysia Jablonski
3. Approval of minutes from last meeting: Motion to approve by Asher, 2nd motion Julia. All in favor.
4. Financial report
5. Checkbook Balance: $77,000 in bank. More than half of residents have paid dues.
6. Outstanding Bills: Taxes due to Collins Tax Service and payroll $300, water bill, consumer bill, and sewage bill.
7. Motion to Approve the Payment of Bills: Motion to approve by Mary, 2nd motion by Asher. All in favor.
8. Additions to agenda: None
9. Old Business
10. Park Improvements
11. Contact to rake and seed park area; waiting for company to provide feedback and Robert to f/u
12. Neighborhood road repairs
13. Sink hole concerns: Greg advocating on behalf of neighbors on Croyden. Driveway of Debbie Kitzmiller is caving in. Greg called Greg Stewart, Chairman of Monroe County Road Commission, who reported neighborhood needs to get a tax assessment. 51% residents need to agree to assess. Township reports it’s the Drain Commission’s responsibility and vice versa. Greg is working with Trudy and Carley from the Road Commission. Greg will follow-up as he is informed.
14. Social Committee update: Signs for neighborhood garage sale to be placed. Mary suggested larger banner for each entrance. Mary will call township to see if ok placing banner by street. Summerfest ideas discussed i.e. bounce house, relay games, kickball.
15. Pool update: April 22nd pool cover scheduled to be removed at 10 am. Spring clean-up for pool date to change to May 20th at 10 am. Fire extinguishers ever year need relicensed and Mary to contact to do so.
16. Swim Team update: April 30th at 4 pm lifeguard kick off meeting. Swim team practices start May 1st or May 8th .
17. Pool Manager’s update: Tiffany Prielipp out of town May 30th -June 2nd. Unable to host DRE party on June 2nd.
18. New Business
19. Pool considerations
20. Request for cost benefit analysis of pool menu items: Cost benefit analysis of food and drinks offered at the pool were completed. Items that topped the list that needed to increase in price or be removed were candy bars, ice cream cups, chips and pop. Pizza and pretzels continue to make a marginal profit to continue to be offered.
21. Official Vote for Officers
22. Treasurer and Vice-President office to be voted on. Trustees voted to continue current roles as treasurer and vice-president, Mary Zaums and Robert Scott respectively.
23. Ordinance Formal Complaint and Facebook page concerns: Formal complaint form to be posted on Green Hills FB and website for easier access to residents. Due to FB changing platform resident unable to post messages. Continue to direct messages from residents to trustees.
24. Comments from the Community
25. Street lights replaced on Rockingham
26. Chad Prielipp offered to lay out fertilizer and edge sidewalks at pool
27. Jeff will look at pool lights prior to inspection day; gaskets and bulbs already paid for
28. Other
29. AED for pool; Julia to get quotes
30. Request to purchase new power washer for pool; Asher to check prices
31. Revision of Green Book re: Air BNBs, create committee
32. Mark Gribble to cut lawn
33. Trustees met with Lincolnshire HOA Board to exchange ideas
34. Adjournment: Asher motioned to adjourn; Julia second motion; all in favor-adjourned at 8 pm.
35. Next Meeting: May 15, 2023 @ 6:30 pm at pool