

GREENWAYS HOMEOWNERS ASSOCIATION
ANNUAL MEMBERSHIP MEETING
January 14, 2025 @ 5:30 p.m.

Meeting Minutes

Members Present: Jared Duncan, Connie Patrick, Amy Hamilton, Joe Crowley, Cassandra Hirschler, Dana Curtis, Nathan Morrow, Sara Nickson, 46 people in attendance (board members included)
*56 attending in person plus proxy ballots submitted ahead of time

Kristopher Todd with KT Photography recorded the meeting.

I. Call to Order

Presidential Welcome and Overview: Jared welcomed the guests to the meeting and thanked our residents. He called the meeting to order at 5:35PM. Introduce Board of Directors and PID Advisory Board: Jared introduced the Board of Directors and PID Advisory Board.

II. Presentation by Ascension Academy

No presentation was given.

III. Roll Call and Voting Proxies

- a. Roll call by check in list: Jared asked to make sure everyone signed in.
- b. Officer verifies proxies: Cassandra Hirschler verified any proxies.

IV. Proof of Proper Meeting Notice: Jared communicated that the meeting notice was posted online, via email, and mailed via USPS.

V. Determination of Quorum – a quorum was met.

VI. Reading and Approval of Minutes of the Previous Meeting

- a. Offer opportunity to read: Jared offered to read the minutes.
- b. Ask for any corrections: No corrections were made. Nathan Morrow motioned to approve the minutes. The minutes were seconded by Paul Harpole. The minutes were approved and voted on unanimously.

VII. Reports of Officers

- a. President Report: Jared Duncan presented a “2024 Year-In-Review” and discussed the tasks and accomplishments completed in 2024. A document listing all accomplishments was provided in the agenda packet.
- b. Treasurer Report: A 2024 summary through November was presented by Cassandra Hirschler. Our total income was \$140,436.62. Our total expenses were \$107,296.01.

VIII. Review of Committees

- a. Architectural Review Committee: Jared communicated how the ARC works and what steps are taken. The current ARC is comprised of three members: Sara Nickson, Brennen Bell, and Jeff Jenkins.
- b. No other committees were discussed.

IX. Presentation by Jeffrey Dagley from Potter Randall Appraisal District. He discussed property values, exemptions, and protests, then opened the floor for any questions.

- X. Update by Developer: Tommy Stafford was unable to attend, so Jared Duncan presented several updates pertaining to the new development.
- XI. Election of Board of Directors
- a. Solicitation of Nominees: Jared asked if there were any other nominees. No others were mentioned.
 - b. Announcement of Candidates: Jared read the names of those listed on the ballot.
 - c. If all unopposed, then can vote by acclamation: The ballots were counted, and the 2025 Board of Directors was determined. Jim Thompson motioned for the new Board of Directors to be approved. Dirk Schmidt seconded. It was unanimously voted to approve the new Board of Directors.
 - d. The Board of Directors were elected as follows: Joe Crowley, Dana Curtis, Jared Duncan, Amy Hamilton, Cassandra Hirschler, Nathan Morrow, Connie Patrick, Tommy Stafford (Developer's Rep), Shanny Dow
- XII. Overview of Sign Policy, Payment Plan Guidelines Policy, Records Production & Copying Policy, Document Retention Policy
- Jared discussed the recent adoption of the various policies. A copy of each policy was made available in the back.
- XIII. Question and Answer
- Sara answered questions residents asked and went over some frequently asked questions and reminders for homeowners.
- XIV. Door Prize Giveaway
- Sara handed out door prizes.
- XV. Adjournment: Nathan Morrow motioned to adjourn the meeting. Cassandra Hirschler seconded to adjourn the meeting. It was unanimously voted to adjourn the meeting. The meeting was adjourned at 6:36PM.

Minutes Submitted by: Sara Nickson, HOA Manager