

**GREENWAYS HOMEOWNERS ASSOCIATION**  
**ANNUAL MEMBERSHIP MEETING**  
**December 6, 2022 @ 7:00 p.m.**

*Meeting Minutes*

**Members Present:** Jared Duncan, Mike Price, Connie Patrick, Tommy Stafford, David Hall, Cassandra Hirschler, Dana Curtis, Sara Nickson, 36 residents in attendance (board members included)

Kristopher Todd with KT Photography recorded the meeting.

I. Call to Order

- a. Presidential Welcome and Overview: Jared welcomed the guests to the meeting and thanked our residents. He called the meeting to order at 7:07PM. Introduce Board of Directors and PID Advisory Board: Jared introduced the Board of Directors and PID Advisory Board

II. Presentation of Ascension Academy Showcase: 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 all proxies.

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

V. 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. Jared presented the “2022 Annual Meeting Minutes” for review. David Hall motioned to approve the minutes. The minutes were seconded by Lloyd Wood. The minutes were approved and voted on unanimously.

VI. Reports of Officers

- a. President Report: Jared presented a “2022 Year-In-Review” and discussed the tasks and accomplishments completed in 2022.
- b. Treasurer Report: Jared presented Mike Price with a plaque for his 10 years of service to The Greenways and the HOA Board of Directors. A one-page consolidated 2022 summary through October was presented by Mike. Mike discussed where our funds are held and went over our dues income and how much we collected this year up through October. Our positive cash flow of \$27,830.78 was reported. Our total YTD-October retained earnings are \$237,902.83. Mike communicated the Board has accomplished several milestones this year, such as reducing the HOA’s risk by getting liability insurance in the amount of \$2 million, which protects the Association and the homeowners. The HOA also purchased worker’s compensations insurance which provides protection if a contractor is injured on property. We also began using Hold Harmless agreements, which holds the HOA harmless if there was an incident on property. This adds an added level of protection to the Association.

- VII. Review of Committees
  - a. Architectural Review Committee: Jared communicated how the ARC works and what steps are taken.
  - b. No other committees were discussed.
  
- VIII. Election 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 2023 Board of Directors was determined. Ron Smith motioned for the new Board of Directors to be approved. Greg Houlette 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, Davis Hall, Amy Hamilton, Cassandra Hirschler, Nathan Morrow, Connie Patrick, Tommy Stafford (Developer's Rep)
  
- IX. Unfinished Business: No unfinished business was discussed.
  
- X. New Business: No new business was discussed.
  
- XI. Presentation by Todd W. Boykin, Underwood Law Firm: Todd discussed why HOA's are good for a neighborhood.
  
- XII. Update by Developer: Tommy Stafford presented several updates pertaining to the new development.
  
- XIII. Resident 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: Bob Haag motioned to adjourn the meeting. Lloyd Wood seconded to adjourn the meeting. It was unanimously voted to adjourn the meeting. The meeting was adjourned at 8:12PM.

**Minutes Submitted by:** Sara Nickson, HOA Manager