



MEETING MINUTES  
THE MASTER ASSOCIATION FOR THE GREENWAYS  
AT HILLSIDE, INC.  
BOARD OF DIRECTORS MEETING  
Tuesday, February 28, 2023  
American Land Title – Greenways Village, Amarillo, Texas  
5:30PM

**Item One:**

Call to Order

Jared Duncan called the meeting to order at 5:30PM.

Board Members Present: Jared Duncan, Joe Crowley, Amy Hamilton, Nathan Morrow, Tommy Stafford, Sara Nickson (non-voting member), Cassandra Hirschler, Connie Patrick, Dana Curtis

Not present: David Hall

**Item Two:**

Determination of a Quorum

A quorum was met.

**Item Three:**

Proof of Proper Meeting Notice

Notices were emailed to all homeowners and also posted on the HOA's website.

**Item Four:**

Public Comments from Members to the Board of Directors, if any

No public comments were made.

**Item Five:**

Reading and Consideration of Organizational Meeting of the Board of Directors Minutes for Approval.

The December 6, 2022, minutes were read. No corrections were made. Amy motioned to approve the minutes. Nathan seconded to approve the minutes. The minutes were unanimously approved.

**Item Six:**

Financial Presentation by Treasurer

A financial presentation of the December 2022 financials was given by Cassandra Hirschler. Our total income is \$105,232.96. Our current expenses are \$110,457.53. Dana motioned to approve the financials. Jared seconded to approve the financials. The financials were unanimously approved. Cassandra presented the 2023 budget. The Board discussed amending 2023 proposed budget for contract labor to reflect \$20,900. Tommy motioned to approve the revised budget. Connie seconded to approve the revised budget. The budget was unanimously approved.

**Item Seven:** Enforcement Actions

- Discuss violation and vote on action against Member Jacob Reinbold for violation pertaining to HVAC concealment (Greenways at Hillside #27 Lot 002 Block 0010)
- Discuss violation and vote on action against Member David McWilliams for violation pertaining to shed and greenhouse (Greenways at Hillside #16 Lot 020 Block 002)
- Discuss violation and vote on action against Member Manuel Garcia for violation pertaining to lawn maintenance (Greenways at Hillside #1 Lot 016 Block 0037)
- Discuss violation and vote on action against Member Donald Lowder for violation pertaining to tree maintenance (Greenways at Hillside #28 Lot 004 Block 012)

Jared motioned to proceed in the next steps of legal action with McWilliams, Garcia, and Lowder. Amy seconded. It passed unanimously.

The Board discussed each violation above and what steps will be taken.

**Item Eight:** Adoption of Payment Plan Guidelines, Records Production and Copying Policy, and Document Retention Policy

Dana motioned to approve the three documents. Cassandra seconded to approve the three documents. All three documents were unanimously approved.

**Item Nine:** Developer Update

Tommy Stafford gave the Developer Update. The last lot in Unit 31 closes on Friday. Lots in Unit 41 will be available in March and will be paved soon.

**Item Ten:** Public Improvement District (PID) Update

Sara Nickson gave the PID Update. Parkway entrance is being worked on now.

**Item Eleven:** Committee Reports

No report was given.

**Item Twelve:** HOA Manager Update

Sara Nickson gave the HOA Manager Update.

- The 2023 dues campaign will begin April 1
- Violations update was given on outstanding violations
- Welcome letters were sent to 26 homeowners.
- Police patrols were completed, and reports shown to the Board.
- The Greenways Intermediate School Christmas fund collected \$700 in December from homeowners.
- The annual meeting feedback was positive.
- Other items deemed necessary – The annual picnic date will potentially be Sept 9.

**Item Thirteen:** Review and Potential Action Regarding Previously Budgeted Items

Nothing discussed.

**Item Fourteen:** Executive Session

The Board went into Executive Session at 6:36PM and discussed the 2023 contractor salary for HOA Manager.

**Item Fifteen:** Summary of Executive Session and Any Action Taken

Nathan motioned to increase the budget for contract labor for the HOA Manager salary to \$1742. Dana seconded. The Board approved the 2023 contractor salary.

**Item Sixteen:** Board Member Comments and Concerns

Dana discussed CD rates and mentioned the Board might want to change where our CDs are held so we can gain a better interest rate. We will discuss at our next meeting.

**Item Seventeen:** Adjournment

The meeting was adjourned at 6:58PM.

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