

Greensboro Homeowner's Association Monthly Meeting + Executive Session Summary – 8/8/2023

6:05PM - Called to Order

- Board members present: Arlene, Michael, Andrew, Dan, Alison, Angela

6:05PM - Homeowner's Forum

- Gassen will pull data from the \$175/mo

6:15PM – Meeting Called to Order

6:15PM – Project Management Report

- Masonry; 15,6, and Community Replacement. Next week 5/6/7/8 with acid wash. Sealing with all 16 buildings + CC. Completion by end of month is still expected.

6:28PM – Andrew makes motion not approve July Meeting Minutes, Angie 2nd. Motion Carried.

6:28PM – Treasurer's Report

- Please reach out to Dawn for details of the Loan Breakdown by Cost Center for the duration for the loan
- Allison makes motion to accept meeting minutes,

6:31PM – Abbey Street

- Most 64%+ is earning 4.75% in a cash (money market) account/treasury bonds which have done well.
- 12% is invested into equities
- Abbey wants more direction on the dollars that are sitting in the money market accounts
 - o Why are our returns lower than the 4.75% we are getting on 65% of our money?
- Abbey Street will draft their Investment Policy Statement and send to the Board

6:42PM – Landscaping Committee

- Arlene continues to do the lion's share of the landscaping *pro bono*

6:44PM – Social Committee Update

- National Night Out was a success!

6:45PM – Management Report

- Fines for harassment, Gassen recommended we should mail to association the policy. Andrew motions for Gassen to snail mail the harassment policy to homeowners. Angie seconds. All in favor.
- DaNetta will get bids for mulching of Greensboro

6:50PM – New Business

- AppFolio & Work Order Changes: Angie motions to have all work orders submitted through AppFolio, Andrew seconds. All in favor. Motion carries.

- EV Charger discussion on installing electric stalls or requiring permits to use their own adapters.
- Outdoor Images bid is not recommended by Arlene.
- Arlene & Dawn need two more bids for landscaping by next meeting
- Angie motions to have Gassen distribute a weekly Greensboro eNewsletter to the community (with paper print outs for Condo public boards). Michael seconds. All in favor except Arlene nay.

7:17PM – Meeting Adjourned

- Andrew motions to end the meeting, Angie seconds. Only Arlene says nay. Motion carries.