

Greensboro Homeowner's Association Monthly Meeting – December 12, 2023

Attendees: Jillian, Daniel, Adeline, Dan, Arlene, Andrew

6:01PM – Homeowner's Forum

- Debrief on the state of Greensboro insurance. Specifically, "All in" v "Bare Walls" coverage policy.

6:11PM – Meeting Called to Order

6:12PM – November Meeting Minutes approved. Adeline motions to approve, Andrew seconds. All in favor.

6:15PM – Daniel motions to delay the approval of the November financials until January. All in favor.

6:16PM – Update from Abbey Street

- Total Reserves = \$1.5M (total earnings YTD 6.2%)
- Cash (38%) = \$577k earning 5% in cash (liquid)
- Bonds (35%) = \$533k earning
- Stocks (27%) = \$417k earning

6:40PM – Daniel motions to approve the Abbey Street / Gassen process as discussed. Jillian seconds. All in favor.

6:41PM – Project Management Report

- 2-day install of 2BR window replacement
- Deck inspection for condos, TBD schedule date. Signed Active Proposal

6:42PM – Landscaping Committee Updates

6:43PM – Social Committee Updates

6:45PM – Management Report

- Needs to approve September 2023 meeting minutes
- 3 vendors for Pest Control
- Twin Cities carpet cleaning approval

6:46PM – Old Business

- Update from Daniel on the EV Charging Proposal
- Front entrance sidewalk proposal invoice. 10% payment has been made.
- Norway maple crab apple tree stumps were removed

7:14 – New Business

- Security bids are being collected and hopefully proposals in the New Year

7:27PM – Adeline motions to adjourn, Jillian seconds. All in favor. Meeting adjourned.

7:30PM – Executive Session

- Sink hole – expert opinion is not an emergency. Leakage/water movement caused the ground to shift and the sediment to fall. Not a critical foundational issue.
- **Andrew motions for Seth to get a bid from engineer related to sinkhole, Adeline seconds. All in favor, with Arlene abstaining.**

8:06PM Meeting Adjourned