

Greens Prairie Reserve  
Board of Directors Meeting  
Minutes

Wednesday May 5, 2021  
Oldham Goodwin Corporate Headquarters

**Directors Present**

James Franks, Chris Rhodes, Jason Dent, Allison Polka, Sandie Miller and Amy Harrison representing Neighborhood Partners

**Establishment of Quorum**

A quorum was established and meeting called to order at 3:20 PM by James Franks, President.

**Review/Acceptance of Minutes**

Minutes from the February 2, 2021 meeting were emailed. Chris motioned to approve minutes, James seconded the motion and the motion carried via email on March 10, 2021

**Treasurer's Report**

James reviewed the financials for the current year. We have a total of \$54,000 of revenue to date and we are already half way through our budget for the year. The General Ledger was three times as much due to the development being in charge of the development. We currently have 20k in Assets and will need additional money come July of 2021. Chris motioned to approve the Treasurers Report. Jason seconded the motion.

**Management Report**

Neighborhood Partners, Sandie  
\$450 AR balance. Builder-paid dues, closed with a credit of \$850.00

There is an issue with two pending lot sales (\$ mix-up at the Title Company) Sandie to email Chris information about the checks that could be lost in the mail.

We should have \$25k by the end of May.

**Development Report**

Lot Sales, Allison.

We have a total of 24 Lots remaining in Phase 102. There are 12 Classic Lots and 12 Heritage Lots left to sell. There is a total of Three Contracted ½ Acre Lots and a Lot that is pending a buyer's signature.

Phase 301 goal completion date is for August of 2021. We anticipate all renderings and floor plans to be finalized by the end of the quarter so we can start selling lots and homes.

Phase 104 (Classic Plus Lots) and Phase 106 (1/2 Acre Lots) will be ready for builder construction the first part of 2022.

Common Areas, Chris

Buffer is complete moving NE (behind Martin & Sims) and just approved change orders to get started behind the mailbox clusters.

Waiting on dead tree report and bid for replacement so that we can move forward with the completion of the buffer zones.

### Builder Inspection, Andrew

Chris advised that we are continuing the inspection of builder lots sending emails with photos of the issue. Fence stain is becoming an area to be addressed. Builder and homeowner need to know the approved fence stain. Discussion held. Only front cedar fencing is required to be stained, inside fence is optional. We will include the specs in both the Builder information and the buyers Welcome Letter.

Sherwin Williams – Semi Trans 3518 Hawthorn water based

Concrete Washout: Jason has been in touch with Bryan Reece. The roll off has not been enforced. Jason to locate a general space for a community concrete roll off. Jason to notify concrete companies and the builders.

Karli: Will check the lights on our Greens Prairie Road advertisement. Lights look like “Cat-Eyes” as you are driving down the road.

### **New Business**

The most recently updated news regarding the start of the Amenity Center is that we will need to have sold 280 lots before we can scratch dirt, so approximately 2 years from now (give or take).

### **Adjournment**

Chris motioned to adjourn at 4:00 pm, Jason seconded the motion and it passed unanimously.

### ***Documents given out prior to Meeting:***

Agenda  
1st Quarter Comparison Report  
P&L P&L Report  
Balance Sheet