

Minutes  
Greens Prairie Reserve  
Board of Directors Meeting  
Wednesday, October 28, 2020  
via Zoom meeting

**Directors Present**

James Franks, Daniel Smith, Chris Rhodes, and Sandie Miller via Zoom, representing Neighborhood Partners

**Establishment of Quorum**

A quorum was established and meeting called to order at 3:15pm by James Franks.

**Review/Acceptance of Minutes**

Minutes from the July 22, 2020 meeting were emailed. Daniel motioned to approve minutes, James seconded the motion and the motion carried via email on July 23, 2020.

**Treasurer's Report**

Daniel reviewed Profit & Loss statement for the 3rd quarter. We had total income of \$74,018 which includes the funds from the developer for the shortfall during development. With our total expenses of \$69,706 we will have the funds to complete the year. Discussion was held. James will request another advance to cover the shortfall. James motioned to approve the 3<sup>rd</sup> quarter financials, Chris seconded the motion and the motion carried.

**Management Report**

Sandie distributed the 2021 meeting calendar and asked everyone to check their calendars to be sure that they do not have any conflict with any meeting dates. She advised that we have 39 builder lots and 5 owner occupied lots.

Sandie reviewed the notice on the D&O Insurance policy is estimated to increase by up to 9.37% upon renewal in January.

**Development Report**

Chris advised that Katy has moved and is finishing up a few projects remotely so she has stepped down as directors / secretary and that Jason Dent will step up and sever on the board in her place. The attorneys are working on making this change in the books.

Chris review the lots sales and confirmed that we have seven (7) lots under contract to close before December 31.

Common area landscaping contractor was review and discussion held. Chris is working on the Junction Landscape maintenance proposal, contract to be finalized and sent to James for signing. Chris reported the next phase of landscaping is being installed by Junction Landscape

Regarding the ponds in the community, Chris has meet with and contracted Daniel with Trophy will be maintaining the ponds. He has already started working in the large pond.

**Finished Business**

Chris discussed the landscape schedule for the Arrington Entrance now that the structure and lighting are complete.

**New Business**

Sandie reviewed the proposed budget for 2021 which includes the Lot sales projections. Discussion was held. Chris advised the next phases of development are scheduled in 2021. Chris motioned to accepted the budget, Daniel seconded the motion and the motion carried. Sandie advised that the 2021 Budget will be posted on the association website the beginning of December and that the annual billing will be emailed on December 14, 2020.

**Adjournment**

James motioned to adjourn at 3:56pm, Chris seconded the motion and it passed unanimously.

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

Agenda

3<sup>rd</sup> Quarter Comparison Report

P&L Report

Balance Sheet

2021 Proposed Budget