

MINUTES
Greens Prairie Reserve Community Assoc
Board of Directors Meeting
Thursday, August 11, 2022
Neighborhood Partners Office

Call to order 4:16 PM

Establishment of quorum

President, James

Review/acceptance of minutes

Secretary, Allison

No minutes were approved from last month at this meeting.

Treasurer's report

Treasurer/President, James

Review of Financial Reports

Treasurer report discussed at 4:18 p.m. – All looks good and no major expenses

Discussed what will be the Grove HOA and GPR responsibility

Motion to approve financial by Chris R, Mark gave the second motion at 4:22 p.m.

Management report

Neighborhood Partners, Sandie

- A/R Balance \$.00
- Resident Property Status
 - Builders - 81
 - Owners – 52
 - Rental - 1
 - Title Certificates we have on file:
 - Pending lot sale – 1
 - Pending house sale (from builder to owner) – 4
 - Construction loan - 1
- Concerns
 - 4913 Crystal Ridge – common area between sidewalk and their yard
 - Can he add sod and irrigation or add pea rock or bull rock
 - Discussed issue as to whether
 - 4901 Crystal Ridge – debris in road from construction Listen to message

Development report

Lots Sales, Allison

Lot sale status

102 – SOLD! There are two re-sales currently listed in the MLS

Rob Crowley to resale his lot on Crystal

104 – All 44 lots under contract, 22 closed, and another 16 to be closed at the end of the month

106 – All 18 lots are under contract, 12 closed and the remaining 6 to be closed by the end of October

Barry Allison to resale his lot, Lot 5 in Phase 106

Common area development, Chris/Mark

Landscaping

104, 103, and 301 – All start in September

301 – Gate to be installed in September, two spec homes will be completed by the end of September and will be ready for the Parade of Homes in October

Awarded Fence Crete the concrete fencing

301 will start construction on either side of the entry of 301 – will start in September

Phase 104 will be installed by the end of the month

Builder Inspection, Chris B, Mark and Jacob

Pearl River – dumping concrete

Jacob to identify where the brick and stone are coming from

Mark to reach out to Jacob regarding Hall Homes lot

Pearl River – Silt Fence & no signage

Jacob to identify the lot and call the builder to discuss

Builder - Construction Bins

Reece, Flagship, and Townsend were all fined for not having a construction bin at their property

Finished Business

Pearl River – FFL (Federal Firearms License) is still processing his application

Unfinished Business

Mowing Builder Lots – There are still builder lots that are not being mowed. Mark to remind Junction to mow lots that belong to the builders and bill them back for the mow. Unfortunately, we dropped the ball as a development.

Pearl River Court – Discussed whether or not owner can install rock/sod or both

Crystal Ridge Court – Discussed issues with homeowner. Allison to create a log of complaints and send to Chris/HOA attorney to discuss option

New Business

Common area

Natural Buffer Green Space

4714 Pearl River - Request for pest control in native grass areas behind

Mowing – native grass

The grass is not being mowed 24” against the concrete fencing that aligns our resident’s fencing. Remind Josh to cut near fence.

Spot treat weeds in native grass area

Replant bare spots near concrete fencing

Pick Up Tires

Pull Silt Fence & Pallets from pearl river

Remove metal stakes along path as well as pallet (near and behind the Marriot Home).

Various tires need to be removed from certain areas in GPR

Have Jacob drive through and take a second look at the vacant lots and take pictures of any trash/dumping, etc. on the lots and notify the builders.

Follow Up on FFL License. Still waiting

Resolution of the board of directors, inc. designation of authorized signatures.

Vote to move forward passed. James made the motion to approve, and mark gave the second motion of approval.

Adjournment 5:12 PM First motion made by Chris R, and Allison to Second

Documents:

Agenda

Emailed: Minutes from May 12, 2022, meeting

2nd Quarter Comparison Report

P&L Report 6-30-22

Tabled Items: Yard drainage – Pearl River irrigation runoff into common area

Josh @ Junction says that they cannot mow & integrity of sidewalk