

Minutes
Greens Prairie Reserve
Board of Directors Meeting
Tuesday, July 27, 2021

Directors Present

James Franks, Allison Polka, Chris Rhodes, Andrew Southard, and Sandie Miller whom represents Neighborhood Partners

Establishment of Quorum

A quorum was established and meeting called to order at 3:05 PM by James Franks.

Review/Acceptance of Minutes

Minutes from the May 5th meeting were emailed. James motioned to approve minutes; Chris seconded the motion. There was a unanimous approval.

Treasurer's Report

James reviewed the financials for the 2nd quarter. As of June 30th, the current assets were \$10,733.71, Total income was \$73,546 which was \$48,321 off of budget. The current operating budget is \$8,214. We had an income of \$51,000 in annual dues and \$22,000 in Capitalization fees. James to ask Amy about the unrestricted net assets from balance sheet.

Management Report

Sandie reviewed we have 64 builder lots and 16 owner lots accounted for.

Development Report

Lot Sales, Allison

6 Lots remain to close. 3 Lots under the BMP, 1 Lot to Mariott, and 2 Lots to Schaefer. All scheduled to close between the end of September and end of November.

Common Areas, Chris

We are in the process of changing landscape contractors; the new company has been installing the irrigations for the buffer zones. The planting of the buffer zones will continue. The trees in the round a bout will be replaced with a large Oak Tree that meets the vision requirements. All trees that were dead and/or dying will be replaced by Parade of Homes in October.

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

New Business

Fall Parade of Homes is scheduled for October 16th and 17th one weekend only. GPR will be a destination on the map as if we are a "builder."

Adjournment

Chris motioned to adjourn at 3:55 pm, James seconded the motion and it passed unanimously.

Documents given out prior to Meeting:

Agenda
2nd Quarter Comparison Report P&L
Report
Balance Sheet