

MINUTES
Greens Prairie Reserve Community Assoc
Board of Directors Meeting
Thursday, February 9, 2023
Neighborhood Partners Office

Call to order 4:06 PM By James Second by Chris R

In attendance: Sandie, James, Chris R., Chris B, Maddy, Travis

Quorum was established

Review/acceptance of minutes

Secretary, Mark

James motioned to approve, Chris seconded, the motioned carried via email January 31, 2023

Treasurer's report

Treasurer/President

Review of Financial Reports

4th Quarter Comparison Report review questions

James Motion to approve by Chris R and Chris B 2nd.

Management report

Neighborhood Partners, Sandie

- A/R Balance

Resident Property Status

Builders - 94

Owners – 66

Rental - 0

Title Certificates we have on file:

Pending lot sale – 0

Pending house sale (from builder to owner) – 3

Construction loan - 1

- Concerns

Concrete Fence Repairs – 4701, 4706 & 4805, 4815 Pearl River

Development report

Lots Sales, Allison

Lot sale status

Common area development –

Mark updated planting on 106 and 103 that work was to commence last week of March

Builder Inspection - Chris B, Mark and Jacob

Staining fence and trim upgrade seem to be repeated –

Rivers, Beam, Schaefer, Townsend, Murphy

Finished Business

Unfinished Business

Lantana Lights – Mark will reach out light supplier about whether to us reflector or photocell and also with BTU

Grove Website – Jacob Ramirez will set up the Grove website drop down on the GPR site. It was reported that Jacob has updated the website.

New Business

The Grove – questions

- How do we plan to handle the trash pick-up for a true lock and leave resident?
Make arrangements with neighbors by resident, if possible, not service for us to provide
- What Day is trash pick-up for The Grove?
Mark informed that Trash is Friday
- How often will the lawn be mowed?
30 cuts and 36 or 39 cuts when completed
- How do we determine what is a resident responsibility vs a Junction or property management maintenance when it comes to irrigation?
Install and maintain any changes must be approved any irrigation to be billed to owners
- What is your understanding regarding the landscaping maintenance?
Junction will maintain controllers
- Is Dandelion Court considered a private road?
yes
- Is there anything else we need to discuss concerning the HOA for The Grove and how it will run?

A code was discussed, or lock was discussed about for irrigation controllers for each house in the Grove.

Sandie was to get an updated price from Junction to mow the 7 house lots in the Grove per house cost.

Adjournment

Call to Adjourn meeting by Chris B at 5:08 pm seconded by James

Documents:

Agenda

Emailed: Minutes from November 3, 2022, meeting

4th Quarter Comparison Report & Financial Statements