

MINUTES
Greens Prairie Reserve Community Assoc
Board of Directors Meeting
Thursday, August 3, 2023
Neighborhood Partners Office

Call to order 4:08 PM

Establishment of quorum

Vice President, Chris

Review/acceptance of minutes

Secretary, Mark

James approved the minutes via email, Chris R seconded. Motioned carried on 5/9/23

Treasurer's report

Treasurer/President, Travis & Sandie

Review of Financial Reports

2nd Quarter Comparison Report review questions

Discussed issues with water well and potential upcoming expenses as well as costs of buying irrigation water in the interim. Chris motioned to approve, Mark seconded, the motion carried unanimously.

Management report

Neighborhood Partners, Sandie

- A/R Balance \$.00

Resident Property Status 168 lots sold

Builders – 75

Owners – 93

Rental – 0

Title Certificates we have on file:

Pending lot sale – 7 Legendary & Terrapin

Pending house sale (from builder to owner) – 2

Construction loan – 1

- Concerns

We need new plats with address: Terrapin Trail and Legendary

Discussion was held. Jacob C. will send updated plat map

Development report

Lots Sales, Allison

Additional 15 lots in phases 404 and 105 should close within the next 30-40 days

Common area development – Mark

Discussed re-planting buffer area plantings b/w Crystal Ridge and Pearl River that were killed during the freeze, bid from Junction for ~\$14k.

Will also get a bid to plant additional trees in common area at the end of Pearl River near Pond A

Builder Inspection - Chris B, Mark and Jacob

Builders have completed staining of fences, no outstanding issues currently

The Grove

Review of Financial Reports

2nd Quarter Comparison Report review questions

Discussion held. Chris motioned to approve, Mark seconded, motion carried unanimously

Concerns

Mail delivery – *Sandie advised that Amy has went over to the Bryan office with the issue and USPS is now delivering mail*

Mowing & irrigation repair – *no current issues*

Finished Business

Landscaping and irrigation along Oldham Oaks and Lantana

Mark advised that the North side has been completed, Junction is still working on South side (adjacent to Phase 104)

Unfinished Business

Lantana Lights –

Mark has discussed with Crawford Electric an option to dim lights. We will get one and install to see how effective it is and order for remainder if it works well.

Grove Website –

Sandie asked to add drop down to HOA website, Maddy will ask Jacob to follow-up with RCG Web Development regarding adding a drop down for “The Grove” – Financials will need to be posted

New Business

Topics? No new business was discussed

Adjournment 5:00PM - *Meeting adjourned at 5:07 pm*

Documents:

Agenda

Emailed: 2nd Quarter Comparison Report & Financial Statements