

MINUTES  
Greens Prairie Reserve Community Assoc  
Board of Directors Meeting  
Thursday, August 8, 2024  
Neighborhood Partners Office

**Call to order 4:00 PM**

**Called to order at 4:05 PM**

**Present- Chris Rhodes, James Franks, Anna Forderhase, Mark Whittneben, Lindsey Fadde, for Neighborhood Partners Sandie Miller**

**Review/acceptance of minutes**

Secretary, Mark

Minutes from May 9, 2024, were reviewed via email. James motioned to approve. Travis seconded. The motion carried. Minutes have been posted on the website.

**Treasurer's report**

Treasurer/President, James

Greens Prairie Reserve

Review of Financial Reports

2nd Quarter Comparison Report review questions

**Chris Rhodes motions to accept financials, Mark seconds motion carried**

The Grove

Review of Financial Reports

2nd Quarter Comparison Report review questions

**Mark motions to accept financials, Chris Rhodes seconds motion carried**

**Management report**

Neighborhood Partners, Sandie

Greens Prairie Reserve

- A/R Balance \$ 876.09 incl finance charges  
Balance is for a fine for storing a boat in driveway  
4932 Dandelion - builder rental  
**Sandie will send the HOA invoice for 4932 Dandelion to GPI for payment**
- Resident Property Status 216 lots sold  
Builders – 88 down from 96  
Owners – 128 up from 118  
Rental – 0 from 1  
  
Title Certificates we have on file:  
Pending lot sale – 5  
Pending house sale (from Builder to Owner) – 9  
Builder lot to Builder – 0

The Grove

- A/R Balance \$ 2,720.00
- Resident Property Status 18 lots sold out of 30  
Builders – 7 (1 Martin Simms #4912 & 6 OGC)  
Owners – 11  
Rental - 1  
Weekend Home - 1  
  
Title Certificates we have on file:  
Pending lot sale – 1 OGC to GPI  
Pending house sale (from Builder to Owner) – 0

## Topics of Concern

- Builder Vacant Lots – how often should they be cut?  
have not received the bill from Junction to bill the builders
- Faded street sign emailed city 7/1 - confirmed that it was replaced
- Doggie Waste Station's – who picks up trash and puts new bags
- Debris, standing water and flies behind 2353 Storyteller

**Discussion was had and it was agreed that the vacant builder lots should be mowed four times a year. Builders have done a good job mowing their lots since the HOA email went out. We will continue to send out emails leading up to when they need to be mowed to give the builders the opportunity to mow their lots before we mow and bill them.**

**Landscape crew is in charge of maintenance of the four dog waste stations  
Mark is meeting a guy on Friday August 9<sup>th</sup> to handle debris behind 2353 Storyteller**

## Development report

Lots Sales – Maddie

Qtr 1 - 7 lots budgeted & sold

Qtr 2 - 11 lots budgeted – **3 lots sold**

Qtr 3 - 10 lots budgeted – **7 lots sold to date**

Qtr 4 - 17 lots budgeted

Total of 45 lots budgeted; 8 actual lot sales by May 22

Remaining lots

105 – 5 lots – **1 Lot remaining**

404 – 1 lots

401B – 12 lots- **6 lots remaining**

402 – 31 classic \*12 founder lots Q3

Common area development – Chris R

Lake status

*Floating dock installed*

*Amenity center 2026*

*Next Phase to develop 402 and 601*

Builder Inspection - Mark and Lindsey

Lifestyle Coordinator – Lindsey

**Resident Dock Event August 24<sup>th</sup> 11-1. Raging Bull Taco will be there for residents to purchase, drinks, treats and games provided**

## Finished Business

## Unfinished Business

Lantana Lights – update from Mark (*have they installed the reflector or photocell*)

**Haven't received complaints on Lantana lights**

Create Annual Dues Fine Violation Schedule for GPR and GR

**Sandie will work on creating annual dues fine violation schedule for the next meeting**

## New Business

Landscape quotes

GPR

Per Specs

The Grove

Common area the same as GPR specs

with 6 irrigation inspection a year

2 mulches

18 current lots to push mow

plus, we will need the price per lot as they add Sod to new houses in the Grove

Discussion was held on the regarding 4 quotes received and discussion held on a good start date for new contract. Sandie will forward the full bids to the directors for review and final decision.

**Adjourned 5:00pm- Meeting adjourned at 4:55PM**

Chris Rhodes motions to adjourn at 4:55pm, James seconds

**Meeting Documents:**

Agenda