

MINUTES
Greens Prairie Reserve Community Assoc
Board of Directors Meeting
Thursday, May 8, 2025
Neighborhood Partners' Office

Call to order 4:19 PM James Franks

Review/acceptance of minutes

Secretary, Mark

Minutes from February 13, 2025, were reviewed via email. Chris motioned to approve. Mark seconded. The motion carried. Minutes have been posted on the website.

Treasurer's report

Treasurer/President, James

Greens Prairie Reserve

Review of Financial Reports

1st Quarter Comparison Report review questions

The Grove

Review of Financial Reports

1st Quarter Comparison Report review questions

Chris motioned to approve. Mark seconded. The motion carried.

Management report

Neighborhood Partners, Sandie

Greens Prairie Reserve

- A/R Balance \$ 2,115 Annual Dues we have sent Certified Letters
\$ 1,812 Mowing vacant lots
 - Resident Property Status 267
 - Builders – 107
 - Owners – 160 up from 147
- Title Certificates we have on file:
- Pending lot sale – 0
 - Pending house sale (from Builder to Owner) – 5
 - Builder lot to Builder – 1

The Grove

- A/R Balance \$ 2,646 is for the landscape project
- Resident Property Status 18 lots sold out of 30
 - Builders – 3 (1 Martin Simms #4912 & 2 OGC)
 - Owners – 15
 - Rental – 1
 - Weekend Home - 1

Title Certificates we have on file:

- Pending lot sale – 0 OGC to GPI
- Pending house sale (from Builder to Owner) – 0

Topics of Concern

- Lot mowing – our thoughts are to focus on the lots in between owner occupied homes
- Builder Plans not in The box – we need these to add to each
- Tuesdays Rain

Development report

Lots Sales – Hallie or Anna

Qtr 1 - 1 lots budgeted

Qtr 2 - 64 lots budgeted

Qtr 3 - 5 lots budgeted

Qtr 4 - 13 lots budgeted

Remaining lots

105 – 0 lots

301 – 8 lots

401B – 0 lots (all under contract or purchased)

402 – 0 classic lots (all under contract or purchased)

404 – 0 lots

601 – 0 lots (all under contract or purchased)

Common area development – Chris R

Lake status

TCEQ required pond monitoring system was installed and is functional – Parker

Builder Inspection - Mark and Parker/Hunter Schumann

Lifestyle Coordinator – Julie

Events:

May 22 – Last Day of School Water Ballon Toss

June 7– Crawfish Boil

Finished Business

Nothing to report

Unfinished Business

- 2 letters at the entrance sign are cracked
- Doggie Waste Station's – going forward can we set a separate larger trash can next to the station
- Concrete Fence repairs – Lara Construction can make these repairs. 4914 Crystal Ridge landscaper hit the concrete fence post, we have advised the builder and will repair & bill
- Irrigation

Well Status - Current start date May 25th to start – Mark

New Business

Tree Replacement - Quote and map

-Looking into reducing costs before accepting quote - Chris

Adjourned 5:08pm

Chris motioned to approve. James seconded. The meeting was adjourned.

Meeting Documents:

Agenda