

Minutes
Greens Prairie Reserve
Board of Directors Meeting
Thursday, February 10, 2022
Via Zoom from offices

Directors Present

James Franks, Allison Polka, Chris Rhodes, Andrew Southard, Karli Feldhake, and Sandie Miller who represents Neighborhood Partners. Jacob Carmichael was absent.

Establishment of Quorum

A quorum was established, and meeting called to order at 3:08 PM by James Franks.

Review/Acceptance of Minutes

Minutes from the November 10th meeting were emailed. James Franks motioned to approve minutes; Chris Rhodes 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.

Allison motioned to approve the Treasurer Report and Chris Rhodes seconded the motion. The vote was unanimous.

Management Report

Neighborhood Partners, Sandie

A/R Balance - Current Balance is \$12,974

Billed Out - \$82,450

84% has paid

Resident Property Status

67 Builder Lots

30 Owner Lots

Title Certificates we have on file:

Pending Lot Sale – 0

Pending House Sale (From Builder to Owner) – 6

OGR "Radar Lots" aka BMP Lots – Contact is Andrew Southard

Sandie Miller Requested to adjust the time of the HOA meetings from a start time of 3:00 p.m. to 4:00 p.m. Chris Rhodes made a motion to change. James Franks seconded the motion. All agreed unanimously

Development Report

Lot Sales, Allison

Phase 102 – All lots have closed. We purchased Irongate's lot on Crystal Ridge under the BMP. We are working on a builder to secure the lot and build a spec under the BMP.

Phase 301 – Greens Prairie Investors will purchase 5 lots within the next month

Phase 104 – The builder draw took place on January 20th. All 44 lots went under contract

Phase 106 – Currently 10 lots are under contract. 2 – Direct-to-consumer and 8 – went to Builders

Common Areas, Chris

OGG/GPR officially hired a new landscape architect. New design and the refreshing of existing landscape is in the works for all common areas.

Phase 301 – preliminary layout and design have been sent to Karli for approval for The Grove.

Karli will get Chris the brand standards and logo for revisions. Discussion was had about the location of the blade monument sign location. Andrew to redraft potential new locations.

Landscaping for 301 will be completed by August of 2022

Phase 106 – landscaping will begin 4th quarter of this year

Lake Irrigation Pump

Three weeks out from getting a pump for common area irrigation.

Development Report, Andrew & Jacob

Sandie Discussed:

TM5 Closing for 4824 Pearl River Court

Driveway was against guideline standards. Used regular concrete drive as opposed to stamped, exposed aggregate, etc. Never sent approval for stain color for driveway before closing. Neighborhood Partners sent a letter. They gave him 30 days to get into compliance. Everyone signed but Terrence. Unsure if title let it slip or if he simply refused.

Andrew Discussed:

Potentially updating the builder guidelines to read "full driveway" vs "Accent Borders" regarding salt finish, stained, stamped, flagstone, or pavers

Concrete washout – not finalized yet. Not financially feasible at this time. Going to be tabled for now.

Fence Stain – Sandie is receiving complaints about the fence stain being different in some areas. We do not yet have a resolution for the current issue, however, moving forward we will have Beverly add the specs so builders and buyers alike will know what to purchase.

New Business

Spring Parade of Homes

April 30th – May 1st

May 7th – May 8th

Needs from Development – GPR clean-up to ensure all is landscaped and cleaned for the parade. Thus far, 4 builder homes are scheduled (Pitman, Magruder, Cedar Beam, and Golden Homes)

Allison Discussed appointing Karli as Alternate Pro Temp. This will allow Karli to be an official part of the board and be able to have voting rights in the event someone is not present. We plan to vote her in next meeting.

Sandie Discussed that Andrew should technically be noted as an alternate. This way we have two alternates in the event a director cannot attend a meeting. The board will make the adjustment next meeting.

Adjournment

Allison motioned to adjourn at 3:53 pm, Chris Rhodes seconded the motion and it passed unanimously.

Documents given out prior to Meeting:

Agenda

4th Quarter Comparison Report P&L

Report

Balance Sheet