

MINUTES  
Greens Prairie Reserve Community Assoc  
Board of Directors Meeting  
Thursday, May 4, 2023  
Neighborhood Partners Office

**Call to order 4:00 PM** *James called the meeting to order at 4:06PM*

**Establishment of quorum**

President, James

**Review/acceptance of minutes** *Chris voted to approve; James seconded*  
Secretary, Mark

**Treasurer's report**

Treasurer/President, James

Review of Financial Reports

1st Quarter Comparison Report review questions

*All dues are current, discussed updating projection of lot sales from 48 to ~35 based on latest take-down projections.*

*James moved to accept financials, Chris seconded the motion, and it was carried unanimously.*

**Management report**

Neighborhood Partners, Sandie

- A/R Balance \$ .00
- Resident Property Status
  - Builders - 85
  - Owners – 79
  - Rental - 0
  - Title Certificates we have on file:
    - Pending lot sale – 1
    - Pending house sale (from builder to owner) – 5
    - Construction loan - 2
- Concerns *Sandie noted that noise complaints have reduced significantly*

**Development report**

Lots Sales, Allison

Lot sale status *Chris gave update on status of lot sales at Phases 104, 106, and 404*

Common area development – Chris

*Community center parking for re-location of sales center is 99% complete, striping will be completed once sales center is moved in.*

Builder Inspection - Chris B, Mark and Jacob

*Sandie is going to send notices to owners of lots whose fences have not been stained. She will verify that notices have been sent and we are following the fine schedule*

**Finished Business**

Concrete fence installed on Oldham Oaks and Lantana

Irrigation installed Phase 104 *This is still in progress and will be moved to unfinished business*

**Unfinished Business**

Lantana Lights – Mark will talk to TexCon reflector or photocell with BTU

*Have not heard anything back from the manufacturer's lights, residents have not forgotten. Mark will follow-up regarding an updated reflector*

Grove Website – need to add drop down to HOA website, Jacob Ramirez

*We will follow-up with Jacob regarding having this adjustment made. Chris will re-send the Phase 301 Supplemental Amendment to post on the website*

Grove documents: ByLaws and CCRs

## **New Business**

- Restated ByLaws – *James moved to accept the First Amended and Restated Bylaws of Greens Prairie Reserve Community Association. Chris seconded the motion and it passed unanimously.*
- Collection Policy – *Policy was discussed and reviewed.*
  - *Notice of Violation of Restrictive Covenants to be sent first to include a written request for hearing*
  - *Certificate Collection Letter will be final notice and offering a payment schedule*
  - *Turn past due account over to attorney for collection*
  - *Place Lien on property*
  - *File suite in Small Claims court*

*Chris moved to adopt the revised Collection and Payment Policy provided by HOA attorney, RMWBH. Mark seconded the motion and it carried unanimously.*
- Miscellaneous Policy per legislation – *Chris moved to adopt the Display of Religious Items Policy, Security Measures, Standby Electric Generator, and Swimming Pool Enclosure policies. James seconded the motion, and it was carried unanimously.*

**Adjournment 5:30PM** *Chris motioned to adjourn, and Mark seconded.*

## **Documents:**

Agenda

Emailed: 1st Quarter Comparison Report & Financial Statements