

Minutes
Greens Prairie Reserve
Board of Directors Meeting
Wednesday February 10, 2020
via Zoom meeting

Directors Present

James Franks, Chris Rhodes, Allison Polka and Sandie Miller via Zoom, representing Neighborhood Partners

Establishment of Quorum

A quorum was established and meeting called to order at 2:06 PM by James Franks.

Review/Acceptance of Minutes

Minutes from the October 28, 2020 meeting were emailed. James motioned to approve minutes, Daniel seconded the motion and the motion carried via email on December 3, 2020

Treasurer's Report

James reviewed the financials for the 4th quarter. We had total income of \$89,018 which includes the \$45,000 from the developer for the shortfall during development. With our total expenses of \$98,782 we completed the year with a negative \$9,764. Discussion was held. James motioned to approve the 4th quarter financials, Chris seconded the motion and the motion carried.

Management Report

Sandie reviewed that we have 42 builders lots with 2 additional lots scheduled for closing. We have 7 owners with 2 pending completed house closings.

Sandie advised the D&O Insurance policy renewed 1/28/2021 and the Property & Liability will renew on 9/2021.

Questions have come into our office on park/play areas. Discussion was held. Chris reviewed that there will be benches and pocket parks along the trails with natural play scapes for kids to explore like those in Lick Creek community. These are not noted on the development plates.

Development Report

Lot Sales, Allison

We have 10 Builder lots closing over the next 45 days.

Common Areas, Chris

We are in the process of changing landscape contractors; the new company has been installing the irrigations for the buffer zones. We should have the well pump operational by June so that we can begin irrigation from the lake. The planting beds at the entrance should be finished soon and as irrigation is installed, the planting of the buffer zones will continue.

Builder Inspection, Andrew

Chris advised that we are continuing the inspection of builder lots sending emails with photos of the issue. Fence stain is becoming an area to be addressed. Builder and homeowner need to know the approved fence stain. Discussion held. Only front cedar fencing is required to be stained, inside fence is optional. We will include the specs in both the Builder information and the buyers Welcome Letter.

Sherwin Williams – Semi Trans 3518 Hawthorn water based

New Business

Spring Parade of Homes, dated discussed; April 23, 24 & 25 plus the next weekend of April 30, May 1 & 2. Allison advised that there will be a Ribbon Cutting for the community on April 24.

Adjournment

James motioned to adjourn at 2:46pm, Chris seconded the motion and it passed unanimously.

Documents given out prior to Meeting:

Agenda

4th Quarter Comparison Report P&L

Report

Balance Sheet