

Greens Prairie Reserve Community Assoc
Board of Directors Meeting
MINUTES
Thursday, November 9, 2023
Neighborhood Partners Office

Call to order 4:03 PM

Establishment of quorum

President, James

Review/acceptance of minutes

Secretary, Mark

Review minutes from the August 3, 2023 board meeting. James motioned to approve the minutes Chris R seconded the motion, the motion carried.

Treasurer's report

Treasurer/President, James

James's review of Financial Reports from the 3rd Quarter including the Comparison Report Discussion was held. Mark made a motion to accept financials and Chris seconded. The financials were approved.

Management report

Neighborhood Partners, Sandie

- Sandie reviewed the 2024 Calendar and meeting schedule. She will send everyone an invite from the calendar.
- A/R Balance \$.00
Resident Property Status 196 lots sold
Builders – 98
Owners – 98
Rental – 0

Title Certificates we have on file:

Pending lot sale – 6 Legendary, Terrapin and Foxglove
Pending house sale (from builder to owner) – 4

Development report

Lots Sales – Allison

Potentially 3 lots to close this month potentially 4 for December

Common area development – Chris

Trees need to be replaced that died to drought. We have a bid and need to schedule. Mulch a trail or just mow the area around pond maybe add benches and/or picnic tables for temporary amenities to give residents access to the area.

Builder Inspection - Chris B, Mark, and Jacob

Mark reported that there are no major issues. Reference to the back fence not stained before closing, the homeowner will stain and bill the builder (Murphy Homes). Owner wants to comply.

The Grove

Review of Financial Reports

James reviewed the 3rd Quarter financials and Comparison Report. Discussion was held. Chris motioned to accept Mark seconded. The motion carried.

2024 Proposed Budget

Review of the budget for 2024. Discussion was held. A few adjustments were made to the estimated lot sales. Chris R motioned to approve, Mark seconded, and the motion carried.

Finished Business

Landscaping and irrigation along Oldham Oaks and north side of Lantana Grove Website – need to add drop down to HOA website, Jacob Ramirez

Unfinished Business

Lantana Lights – update from Mark (*will talk to TexCon reflector or photocell with BTU*) Sandie shared photos of the light lighting across the streets and not on the sidewalk. Mark reviewed and we will be looking at house shield to block light

New Business

2024 Proposed Budgets

Review of the proposed budget. Discussion was held. Worked on lot sale projections Sandie will input all of the new calculations and email for approval.

It was recommended that Mark steps down from serving as a director. Discussion was held. Chris motioned and James seconded that Travis will step up and serve in Marks place. Sandie will update the website.

Adjournment

Chris motioned to adjourn the meeting at 5:07PM James seconded the motion. The motion carried.

Documents:

Agenda

3rd Quarter Comparison Report & Financial Statements