

**MINUTES**  
Greens Prairie Reserve Community Assoc  
Board of Directors Meeting  
Thursday, February 13, 2025  
Neighborhood Partners' Office

**Call to order** James called the meeting to order at 4:11

Present – Directors: Chris Rhodes, James Franks, Travis Carr, Mark Wittneben

Others – Sandie Miller of Neighborhood Partners, Parker Mathews of Oldham Goodwin,  
Lindsey Fadde of Oldham Goodwin

**Review/acceptance of minutes**

Secretary, Mark

Approved Minutes from November 14, 2024, were reviewed via email. James motioned to approve. Chris seconded. The motion carried. Minutes have been posted on the website.

**Treasurer's report**

Treasurer/President, James

Greens Prairie Reserve

Review of Financial Reports

4th Quarter Comparison Report review questions, discussion held

Chris motion Travis 2<sup>nd</sup>, the motion carried

The Grove

Review of Financial Reports

4th Quarter Comparison Report review questions

Travis motion Chris 2<sup>nd</sup>, the motion carried

**Management report**

Neighborhood Partners, Sandie

Greens Prairie Reserve

- A/R Balance \$ 16,815 we did not access any finance charges

- Resident Property Status 264

Builders – 117

Owners – 147 up from 128

Title Certificates we have on file:

Pending lot sale – 0

Pending house sale (from Builder to Owner) – 7

Builder lot to Builder – 0

- Builder Plans not in The box – Mike will see that these plans with approvals are added

The Grove

- A/R Balance \$ 8,399

\$6,760 is for the landscape project

\$1,639 is for prorated due in 2024 plus 2 gate remotes

- Resident Property Status 18 lots sold out of 30

Builders – 4 (1 Martin Simms #4912 & 3 OGC)

Owners – 13

Rental – 2

Weekend Home - 1

Title Certificates we have on file:

Pending lot sale – 1 OGC to GPI

Pending house sale (from Builder to Owner) – 1

**Topics of Concern**

- 2 letters at the entrance sign are cracked - Parker to contact Wakefield for repair
- Insurance Renewal: The carrier did make a recommendation; each builder has liability coverage for those lots and names the association as an additional insured with a waiver of subrogation. Discussion held. Will not move forward at this time.

- Lot mowing – ~~our thoughts are~~ to focus on the lots in between owner occupied homes
- 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, note – Shamma Construction replied that the fence was like that when he bought it - Mark to call Shamma regarding this repair
- Dumping on vacant lots; concrete, stone, pallets – Discussion held. Mark and Lindsey confirmed that the Concrete and Stone have been removed. Mark will get Lara to get a price to remove.
- Doggie Waste Station's – going forward can we set a separate trash can that is larger next to the station - Sandie suggests larger cans to decrease emptying frequency, Chris's previous experience is that the larger can will invite use that is more than just dog waste and frequency would not change. Chris noted to Mark let's investigate a few benches.

## Development report

Lots Sales – Hallie or Anna

Qtr 1 - 1 lots budgeted

Qtr 2 - 64 lots budgeted

Qtr 3 - 2 lots budgeted

Qtr 4 - 9 lots budgeted

Total of 76 lots budgeted

Remaining lots

105 – 0 lots

301 – 10 lots

401B – 3 lots

402 – 14 classic lots (all under contract but not yet closed)

404 – 0 lots

601 – 48 lots (all under contract but not yet closed) (construction to finish before June 2025)

Common area development – Chris R

Lake status

*Floating dock installed*

*Amenity center 2026*

*Next Phase to develop 402 done next 601 next 602 plus 403*

Builder Inspection - Mark and Lindsey/Parker

Lifestyle Coordinator – Lindsey

## Finished Business

Christmas Lights incl Deer stored in climate control at Green Teams

## Unfinished Business

Lantana Lights – update from Mark (*have they installed the reflector or photocell*)

Irrigation

Well Status – Preconstruction meeting between the developer and J&S Wells to get a construction plans down. Chris asked Sandie to have an email sent to avoid the area during the drilling.

Irrigation repairs – when should we schedule \$11,482. Discussion held. Mid March for repairs

## New Business

No new business

**James Adjourned the meeting at 4:40pm**

## Meeting Documents:

Agenda