

MINUTES  
Greens Prairie Reserve Community Assoc  
Board of Directors Meeting  
Thursday, May 9, 2024  
Neighborhood Partners Office

The meeting was called to order at 4:22 pm.

Those in attendance were James, Chris R, Travis, Mark, Lindsey and Sandie for the management office.

Review/acceptance of minutes

Secretary, Mark

Minutes from February 8, 2024, were reviewed via email on February 22, 2024 James motioned to approve. Chris R seconded. The motion carried. Minutes have been posted on the website.

Treasurer's report

Treasurer/President, James

Greens Prairie Reserve

Review of Financial Reports-

Short on General Liability. Ins is paid for the year. Expended water well maintenance already. Good on trees right now. Landscaping is over budget. Sandie to make a spreadsheet to review the funds till the end of the year. Chris will send Sandie the plat's and notes for her office to get bids for new maintenance landscaper. Discussion held on which companies can handle the size of GPR, we will get bids from Green Teams Yellowstone. James motioned to accept the 1<sup>st</sup> quarter financials Chris R seconded the motion. The motion carried.

The Grove

Review of Financial Reports-

Discussion held. Agreed to take the water expense out of the budget. Water for irrigation of common areas is from the lake well and those expenses are covered by GPR association budget. Monthly maintenance cost increased due to more residents  
Chris R motion to approve 1st Quarter financial, Travis seconded the motion. The motion carried.

Management report

Neighborhood Partners, Sandie

Greens Prairie Reserve

- A/R Balance was reviewed with only a \$ 26.09 incl finance charges. This balance is a fine for storing a boat in driveway
- The current Property Status is 215 lots sold
  - Builders – 96
  - Owners – 118
  - Rental – 1 4832 White Ash- Murphy Homes

Title Certificates we have on file:

Pending lot sale – 0  
Pending house sale (from Builder to Owner) – 2  
Builder lot to Builder – 2  
Buyer pays capitalization in a builder-to-builder sale

The Grove

- A/R Balance has a \$ .00 balance. All dues have been paid to date.
- The current Property Status 16 lots sold out of 30
  - Builders – 6
  - Owners – 8
  - Weekend Home - 2

Title Certificates we have on file:

Pending lot sale – 0  
Pending house sale (from Builder to Owner) – 0

- Owners' flowerbed maintenance in the Grove  
Define who pays for replacement  
They can add to or alter but must submit a written request to the ARC. The association will bill back to the resident for the change as well as any additional maintenance for the change. This will require an additional assessment.

- Gate

The current times scheduled to be open for construction  
7:00am – 6:00pm Mon – Friday  
adjust to stay open till 6:30pm during the week  
9:00am – 6:00pm Sat & Sun

## Development report

Lots Sales – the estimates were discussed  
Closing 2<sup>nd</sup> quarter- 2 Grove, 4 GPR Lots  
Pending lot sales 3<sup>rd</sup> quarter- 3 GPR, 12 Founder lots

### Common area development

Chris R reviewed the Lake status, and the area is being maintained. We have completed the cleanup of Chinese crab trees. The Amenities center- design is at the architect and we are expected to break ground 2026. The Floating dock is ordered and will be installed by the end of summer.

Next Phase to develop- 402 will open for lot sales in the next quarter

### Builder Inspection –

Mark reported that the construction debris is being handled better by the builders. We need to address the builders' vacant lots not being mowed. Discussion held. Junction will mow; however, we need to bill from the HOA. This will be billed and paid under deed restriction income and expense. Decision on common area between Pearl River and East side on Martin Wing that died in the freeze needs to have irrigation installed we will need to hydroseed.

## Finished Business

### Resident Meet & Great

Lindsey reviewed the success of the event. We had a good turnout.

## Unfinished Business

Lantana Lights – Mark is still working on a solution with the city. Most likely to have reflectors installed

## New Business

### Budget for Lifestyle Coordinator –

We had nothing budgeted. It will run negative. Forecasting \$1,500 in September and December for two more big all resident events this year.

Discussion held to Create Annual Dues Fine Violation Schedule for GPR and GR to be included in Welcome Letter and posted on website. Sandie will prepare and send to Chris R the fine schedule for review and approval by legal.

Junction Landscape – New Contract for Maintenance at \$15,028/month- Discussion held. Will get bids from other companies for maintenance only. Chris R will send Sandie a site map to get landscaping bids.

*Junction Landscape – Phase 103 & 104 Maintenance additional \$5,198.05/month (see attached)*

*Budgeted in 2024 was the \$5,378 Phase 102 & Parkland + \$5,197*

*Phase 106 Lantana and Storyteller*

*We went from \$10,576 in January to \$15,028 plus sales tax (16,268) in February billing.*

*This will put us \$62,000 over budget.*

Meeting Adjourned 5:10pm

## Meeting Documents:

Emailed –

Agenda  
Quarter Comparison Report  
Profit & Loss

Balance Sheet