



### **Call to Order – 5 minutes**

Community members introduced themselves, including board members Tom Scott, Jim Crowell, Darlene Kelly, and treasurer Diane Lund.

A list of attendees is available in **Appendix A**.

### **Review and Vote on 2023 Meeting Minutes for Approval – 5 minutes**

The Board presented the Meeting Minutes from the 2023 Annual Meeting. These remain available over the Green Hill Forest Community Association (GHFCA) website at <https://greenhillforest.org/>.

The attendees formally accepted the 2023 Meeting Minutes.

### **Treasurer's Report (Diane Lund) – 25 minutes**

Treasurer Lund described the 2023 Account Summary; this artifact is available in **Appendix B**.

The cost of salt has increased; the board may not salt the roads. Community members may salt an area if this becomes necessary.

Community members are welcome to audit the Treasurer's Report; any interested individuals should contact Treasurer Lund.

The attendees formally accepted the 2023 Account Summary.

### **Review of 2023's Progress – 10 minutes**

Paving was completed.

The website was overhauled and redesigned.

The GHF sign by the mailboxes was replaced.

23 trees were chopped down by the power company as they were a risk to the power lines.

### **Outstanding Concerns – 10 minutes**

Open burning. This needs to be done during the season and monitored carefully.

Dogs. They need to be kept within a physical fence. Additionally, we have a noise ordinance after 10:00 pm.

Speeding is still an issue, resultantly speed humps may be implemented.

A complaint was raised about the road caving in in one section; the Board will investigate and address.



There are two unregistered Airbnb houses in this community.

- Outside of GHF, there have been reports from neighboring communities of inappropriate activity from Airbnb guests. There is a local community meeting that Board Member Kelly has been attending.
- Airbnb is not explicitly against the bylaw, but it does bring extra traffic.
- Rules and guidelines specific to GHF may be implemented.
- There could be public hearings additionally.

Cable Internet is not available in GHF. Starlink and T-Mobile have been used in the community with success.

### **2024 Initiatives – 30 minutes**

Community members can now opt-in to receive meeting minutes via e-mail. Community members are encouraged to provide their e-mail address to the Board for the release of meeting minutes. Additionally, meeting minutes will reside on the Website.

There is interest in creating a community Facebook page.

- Semi annual meeting may be implemented.
- The website and bulletin board will still be utilized.

The community will put a single speed bump sign at the bottom of the hill. Additional signs and painting may be implemented additionally.

Maintenance of the roads will be conducted.

We have an initiative to operate more digitally this year. We encourage community members to share their e-mail addresses to receive meeting minutes and other messages.

### **Election**

Board Member Kelly's position was up for reelection. Board Member Kelly was reelected for an additional three-year term.

### **Next Steps – 5 minutes**

Meeting minutes will be released via e-mail for those who opted in, otherwise these minutes will be sent through standard mail.



**Appendix A – Attendees**

Name	Lot#	Community Role
Darlene Kelly	37	Board member
Tom Scott	10,11,12	Board member
James Crowell	47	Board member
Pat & Diane Lund	29	Diane - Treasurer
Desirée Kelly	36	Secretary
Debbie Dumez	24	Member – Alex Dumez Volunteer (roads)
Don & Erin Sedgley	79	Member – Erin Sedgley Volunteer
Graydon & Katie Weideman	76	Member & Volunteer (small tractor, loader, backhoe)
George Jenkins	77,95	Member
Ian Matlick & Jennifer Abras	4	Member
Jeff May	19	Member
John Silcox	46	Member
Jon Crutchley	67	Member
Julia Boone		Member & Volunteer
Mark & Kim Lucas	35	Member – Kim Lucas Volunteer
Marty & Kaylyn Yates	48,49	Member
Nancy Kiel	43	Member & Volunteer
Tamara Souza	54	Member



**Appendix B – 2023 Account Summary**

<b>Balance as of 12/31/2023</b>	<b>\$16,621.08</b>
<b>Income:</b>	
Road fees	<b>\$26,451.00</b>
Chargeback & chargeback fee	<b>-1,840.00</b>
<b>Total Income:</b>	<b>\$41,232.08</b>
<b>Expenses:</b>	
Road maintenance – chip & tar	<b>-24,995.60</b>
Road maintenance – tree trimming	<b>-850.00</b>
Insurance – State Farm	<b>-670.00</b>
Snow removal & salt spreading	<b>-570.00</b>
Lien fees	<b>-496.00</b>
Road maintenance – Repair	<b>-374.31</b>
Postage & Stamps	<b>-167.60</b>
Electric	<b>-120.46</b>
Copies, office supplies, etc.	<b>-79.05</b>
Camera – replacement	<b>-78.95</b>
Rural King – salt	<b>-75.25</b>
Sign landscaping	<b>-69.53</b>
Miscellaneous (Donation fee for room for HOA mtg – Samuels Public Library)	<b>-50.00</b>
Taxes	
Common Interest Comm. Board	<b>-50.00</b>
State Corp. Comm.	<b>-25.00</b>
Camera – batteries	<b>-8.41</b>
<b>Total Expenses:</b>	<b>-28,680.16</b>
<b>Balance as of 12/31/2023</b>	<b>\$12,551.92</b>