

Green Mountain Phase 1 Board Meeting

May 6th, 2025

7:00PM via Zoom

Board members in attendance: Katelyn Knoetzel, George Kafouros, Amanda Bell, Andrea Guerber, Brent Boisvert

- Call Meeting to Order: Katelyn at 7:01PM
- Opening Remarks
 - Motion: Amanda Bell motioned to add vote to change lawyers to New Topics
 - Second: George Kafouros
 - Motion: Andrea motioned to add discussion regarding pool furniture to Old Topics
 - Second: Katelyn Knoetzel
- Open Forum
- Approve Meeting Minutes - March Meeting Minutes & April Meeting Minutes
 - March Meeting Minutes
 - Motion: Katelyn motions to approve
 - Second: Andrea
 - Vote: Unanimous approval
 - April Meeting Minutes
 - Motion: Katelyn motions to approve
 - Second: Andrea
 - Vote: Unanimous approval
 - Pool Committee Meeting Minutes
 - Motion: Katelyn motions to approve
 - Second: Andrea
 - Vote: Unanimous approval
- Treasurer Report
- Architectural Control Committee Report
- Pool Committee Update
- Old Topics:
 - Key Bank CD matured, moved to Alliance Bank
 - Pool furniture - Tables
 - Motion: Andrea motioned to amend previous vote. Change tables from the Grainger option to Uline option previously presented to the board.
 - Second: Katelyn
 - Vote: Unanimous approval
- New Topics:
 - Quarterly meeting times (AMS in attendance) moved to 5:00pm
 - August 4
 - October 7
 - Grill Repairs

- Vote tabled, waiting for quotes
- Pool Bathroom Repairs
 - Vote tabled, waiting for quotes
- Pool Access Control Solution
 - Motion: Andrea motions that we accept the 4/22/25 Paramount Security Solutions quote for the installation of electronic access control on two pool gates with credit card style access cards, paid for out of the Shared Pool Operating Cost Center.
 - Second: Katelyn
 - Vote: Unanimous approval
- Pool Security Camera Upgrade
 - Motion: Andrea motions that we accept the 4/22/25 Paramount Security Solutions quote for the upgrade of our security camera system from 3 to 8 cameras, paid for out of the Shared Pool Reserve Cost Center.
 - Second: Katelyn
 - Vote: Unanimous approval
- Legal Representation
 - Motion: Andrea motions that we use Community Association Law Group for HOA legal counsel.
 - Second: Amanda
 - Vote: Unanimous approval
- Executive Session
 - Motion to move to Executive Session: Katelyn motions at 8:13pm
 - Second: Andrea
 - Motion to move Open Session: Katelyn motions to move to OS at 8:23pm
 - Second: Brent
- Open Session
 - Motion: Katelyn motions to skip friendly reminder and move to notice to correct for House A with aggressive dog
 - Second: Brent
 - Vote: Unanimous approval
- Move to Adjourn Meeting
 - Motion: Katelyn motions to adjourn at 8:26pm
 - Second: Andrea