

Advisory Board Meeting Agenda  
Green Valley Estate Common Area Trust 6/29/88  
November 7, 2024

1. Cash Balance – as of October 31, 2024, the cash balance is \$221,179.75.
2. Maintenance Fee 2024.
  - Fees remain the same for 2024 at \$225.
  - We billed \$135,000 at the \$225 rate and we received a large response during the discount period. We have collected \$121,290 to date for 2024 Fees. Most of the payments we received were at the discounted rate.
  - There is \$1,510 in outstanding 2024 fees to be collected, 7 homeowners still need to pay the 2024 fee. One Homeowner is on a payment plan. These past due homeowners will have complaints filed against them with the DJ this month.
  - Civil Complaints for homeowners that owe for multiple years have been filed with the District Justice. We received judgement on these prior year complaints. Waiting to receive judgement on the complaints we will be filing for 2024, if they remain non-paid, an additional lien will be placed for 2024 fees.
3. Prior Year Maintenance Fees.
  - We have \$1,496.34 that have not paid their past due prior year fees; this includes 2015 – 2023. Some of these homeowners have already had complaints and liens filed against their properties.
4. County and School Real Estate Taxes have been received and paid in full for the 2024 year. Taxes were paid in the discount period. Total taxes paid for the year are \$1,109.
5. Projects completed for 2024:
  - The pavilion was removed in early January. We have not heard any complaints since its removal.
  - Replaced basketball backboard and net at the Grande Blvd. playground
  - Trees at Hill Terrace and Grand Blvd will be trimmed up by Sal's.
6. Dave Spillerman has resigned from the Board as of early October.
7. There is no representation of the following phases:
  - 9A
  - 10
  - 11

Danielle will send out an email to homeowners in those phases looking for volunteers to serve on the Board. If anyone knows of anyone that is interested in joining the Board in those phases, have them reach out to Danielle.

8. Replacement of equipment at the Grande Blvd Playground High swings dangerous for toddlers – something to consider for 2025.

- Add equipment for disabled children, swing for older children and adults with disabilities.
- Equipment for toddlers

9. Any new issues or projects for 2025 that you would like to have completed?

10. 2025 Budget Discussion and approval.

11. 2025 Fees – will the fee schedule remain the same? Lower Fees, due to large amount in checking?

- \$200 – December 1 – February 28<sup>th</sup>
- \$225 – March 1 – May 31<sup>st</sup>
- \$250 – June 1<sup>st</sup>

12. Reserve Account. We set up an ICS savings account with Tompkins with 3% interest. For those not aware, an ICS account is an insured cash sweep account that provides FDIC insurance on deposits greater than \$250,000 by spreading funds between the custodian bank and other partner banks in the IntraFi network. Insured Cash Sweep accounts earn interest while maximizing the protection for the funds beyond the typical FDIC limit of \$250,000. We have a base account setup up of \$50,000, meaning we keep \$50,000 in the main checking account, anything over the \$50,000 threshold gets swept daily into the ICS account. Funds are always available and are able to be transferred on the same day.