

STATE OF TEXAS

**COUNTIES OF POTTER
AND RANDALL**

CITY OF AMARILLO

Amended

On the 1ST day of June, 2015, The Greenways Public Improvement District (PID) Advisory Board met at 4:00 PM at the Greenways Development Office located at 6003 Tuscany Village, Amarillo, Texas, with the following people present:

VOTING MEMBERS	MEMBERS PRESENT	TOTAL NO. MEETINGS HELD SINCE APPOINTMENT	TOTAL NO. MEETINGS ATTENDED SINCE APPOINTMENT
Shane Brooks	Yes	7	7
Paige Butler	Yes	2	2
Stephen Carter	No	4	2
Don Carthel	Yes	3	3
Grant Smith (no longer resides in The Greenways)	-	-	-

CITY OF AMARILLO STAFF:

Kelley Shaw, City of Amarillo

OTHERS IN ATTENDANCE:

Eddie Scott, Developer
Muff London, Developer
Michael Price, Greenways HOA Board

MEETING MINUTES

for

June 1, 2015

ITEM 1: Approval of Minutes from march 30, 2015 meeting

Mr. Shaw opened the meeting and requested approval of the March 30, 2015 meeting minutes. Mr. Brooks motioned to approve the minutes as presented with Mr. Carthel seconding the motion, and minutes were approved unanimously.

ITEM 2: Discuss PID common area maintenance responsibility shifting from City management to PID Board/HOA management

Ms. London began by stating that she had sent the Board information on the bid packets that were sent out. Custom Gardens, although would do a good job, they were substantially higher than Mr. Ramirez’s bid. Krause Landscaping declined to bid on the job. Ms. London stated that if the Board felt like Mr. Ramirez, he would need some time to get everything together. Mr. Carthel felt that the Board had seen enough and that he felt Mr. Rameriz was who they should hire.

Mr. Scott asked if anyone knew of a reason not to hire Mr. Ramirez? Ms. London stated she spent much of the day walking the common areas with Mr. Ramirez and felt he was very knowledgeable about the area and what it would take to do the job. Mr. Ramirez pointed out several things he thought needed fixed and Ms. London felt like he would do a great job. Mr. Butler stated he thought Mr. Rameriz would do a good job as he was told he cared more about doing a good job than what things costs.

Mr. Brooks asked if the Board or HOA could hire someone to draft contracts and Mr. Shaw stated that in previous discussions, the City's legal department stated that they would be the that would need to help with any legal issues and/or develop contract. Mr. Shaw stated he would check on the details of that.

ITEM 3: Review and discuss maintenance proposals from third party landscaping companies

Ms. London began by stating she created a budget using numbers supplied by Ramirez. She stated that what normally was budgeted at \$318,000 looked to come in at \$294,700. Ms. London suggested hiring Mr. Rameriz and for a year keep track of time spent and communication with and through the Greenways office and HOA manager to see if there was going to be a fee that needed to be paid.

Mr. Scott asked about the City's fee and if that would still be necessary. Mr. Shaw said there would be some as there would still be City staff involved. Ms. London, stated that all her costs were just for the maintenance and operation part of the budget. She stated she didn't know if any costs would be incurred or not but would suggest adding a "miscellaneous" category as a contingency. Board members asked about some of the details regarding Mr. Rameriz's maintenance numbers.

Ms. London asked the Board what they thought would be an appropriate amount to put in such a category and asked the Board to please review all the numbers and let her know if they had any further questions. The Board discussed the history of assessments and what could be done without increasing assessments. The Board also discussed possible small increases or maybe periodic larger increases. However, more discussion of current expenses and revenues needed to take place. Ms. London asked the Board to also be thinking about how long did the Board want to contract with any future contractor.

ITEM 4: Discuss irrigation system and receive update on electrical work

Ms. London stated by next meeting she would have more information regarding the work on the electrical panel that needs preparing and then discussed lights that needed to be repaired.

ITEM 5: Discuss re-sod project

Ms. London stated that this project would start as soon as it dried out a bit so that the equipment wouldn't tear up the good areas. Mr. Shaw stated that all of these improvements were good quality improvements and reminded the Board about previous Boards stating that new improvements or repair of improvements needed to be the same quality improvements that had been established and that it has created a neighborhood character that they wanted to maintain and not degrade the aesthetic quality of the neighborhood.

General discussion ensued about the future areas of the Greenways and that the second parkway should be comparable to the original parkway. Ms. London reminded the Board that the area was not complete yet and that the west side still was undeveloped.

ITEM 6: City staff report on PID Drainage Fee

Mr. Shaw stated he has spoke with Public works regarding the drainage fees and felt there were some interpretations being made that he would like to check further into and would get back with the Board on if the drainage fees would continue. The Board asked about what happened to the pro-rata fees associated with the Greenways playa. Mr. Shaw stated that if there were any funds in those accounts they would have to be used for what they were intended, and if not, they should still be there and would check on that.

Mr. Butler read an email from Mr. Carter which stated many concerns regarding the drainage fee. Mr. Shaw stated that he understands the concerns but that the greenways parkway was City property that there could not be any charge to the City for using City property but that the concern was understood and that hopefully the previous discussion addressed the fee. Ms. London asked staff to see if there was a possibility of getting previously charged fees rebated. Mr. Shaw stated he would check on that.

ITEM 7: Discuss future agenda items

An agreement was made that the the next Greenways PID Board meeting would occur on June 22nd at 5pm.

ITEM 8: Adjourn meeting

With no further business, the meeting was adjourned.

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CITY OF AMARILLO

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Shane Brooks	Yes	6	6
Paige Butler	Yes	2	2
Stephen Carter	No	14	12
Don Carthel	Yes	2	2
Grant Smith (no longer resides in The Greenways)	-	-	-

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