

STATE OF TEXAS

**COUNTIES OF POTTER
AND RANDALL**

CITY OF AMARILLO

On the 16th day of May 2023, The Greenways Public Improvement District (PID) Advisory Board met at 1:30 PM at the Llano Real Estate Group Office located at 7639 Hillside Rd, Ste 300, Amarillo, Texas, with the following people present:

VOTING MEMBERS	MEMBERS PRESENT	TOTAL NO. MEETINGS HELD SINCE APPOINTMENT	TOTAL NO. MEETINGS ATTENDED SINCE APPOINTMENT
Tommy Stafford	Yes	10	10
Greg Houlette	Yes	3	3
Jeff Greenlee	Yes	10	10
Kim Dryden	Yes	24	17
Seth Thomason	Yes	17	15

CITY OF AMARILLO STAFF:

Justin Oppel, Development Services
Devin Jones, Development Services
Carrie Roberts, Development Services
Leslie Schmidt, Legal
Matt Poston, Finance
Matt Trujillo, Finance

OTHERS IN ATTENDANCE:

Sara Nickson – HOA Manager

ITEM 1: Call to Order

ITEM 2: Approval of Minutes

2.A. Approval of Minutes from the April 19, 2023 meeting

Jeff motioned to approve the minutes as presented. Kim seconded the motion. The motion passed unanimously.

ITEM 3: Items for Discussion

3.A. Discuss and Consider 2023-24 Budget and 5-year Service Plan

Matt Poston went over the Budget with the board. Matt Trujillo explained that the board would not be held to anything past 23/24, that anything changed for the years after that, they could always be rediscussed the following year. Kim asked about the errors that were adjusted in their budget. Matt Poston explained that the spreadsheet they had looked at in the last meeting had shown them with a million dollars in their surplus from a bond where the money had already been spent. There was a large discussion on this error in which the board asked for additional eyes on the budget, and Matt Poston apologized for the error.

Matt Poston went over the audit process and how they found the error, and Matt Trujillo explained the Indirect cost documents were available online for review. Sara asked if there was an explanation as to why the Greenways was paying so much more. There was a lengthy discussion on the way this was calculated and why the Greenways was being charged so much more than a PID that was larger than theirs. Ultimately there were suggestions made on how to fix this for the future, and Justin stated that he would have a conversation with City management and get back with Sara and the board. Justin explained that they didn't have to approve the budget today,

and that he could find some information for them. The board decided to do as much as possible on the budget during this meeting.

The board moved around some money to attempt to balance the budget, and ultimately decided to raise the assessments by 9%.

Seth motioned to table the discussion on the budget. Jeff seconded the motion. The motion passed unanimously.

3.B. Discuss and Consider PID Manager Compensation

The board decided not to discuss this item due to the budget issues.

3.C Discuss and Consider PID Management Contract

Justin explained that a lot of work has been done to update contracts with all the PIDs. Development Services Staff brought a contract that the Colonies used with their management company and explained that this contract would empower Sara to do the things that she was already doing. Justin explained how the contract breaks down on spending and what must be done at each threshold. It was brought up that insurance was a large ask for just one person rather than a company. Justin stated that he would have to ask about the insurance from the purchasing and legal department.

Jeff motioned to table the discussion. Greg seconded the motion. The motion passed unanimously.

3.D. Discuss and Consider Tuscany Village Landscape Design and Specifications

Sara said it was a moot point on this topic, because of the budget. Kim stated that this is the 3rd year that they haven't touched Tuscany and she is very upset about that. Jeff asked about having the design instead of just waiting to get it done. Sara stated that she will get the design done.

3.E. Discuss Justification for City Administration Fee Increase

This item was skipped as it was discussed with the budget.

3.F. Discuss and Consider Ongoing PID Maintenance

Sara asked the board if given the budget changes if they wanted her to continue with the painting of the wrought iron fences. The board decided to continue with this improvement. Sara then updated the board on some trees that had been removed, and then sod put back in. She explained that they were still waiting on information back from Tri-State on the rusting pergola. The board wanted the powder coat and not to just paint over it.

Justin explained that the third-party contract for surveying Scott Park was still in the works.

3.G. Discuss Future Agenda Items

The board set the date of the next meeting for Wednesday June 14th at 1:30 PM.

ITEM 4: Adjourn meeting

There being no further action, the meeting was adjourned.