

**STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO**

On the 13th day of February 2025, The Greenways Public Improvement District (PID) Advisory Board met at 2:00 P.M. at Llano Real Estate Group Office, suite 300, Amarillo, Texas, with the following people present:

MEMBERS PRESENT	PRESENT	TOTAL NO. MEETINGS HELD	TOTAL NO. MEETINGS ATTENDED
Kim Dryden	Yes	31	24
Greg Houlette	No	11	9
Timothy Reid	Yes	5	5
Tommy Stafford	Yes	17	16
Tom Harpole	Yes	1	1

CITY OF AMARILLO STAFF:

Carrie Roberts, PID
Bryan Cortez, Finance

OTHERS IN ATTENDANCE:

Sara Nickson, HOA Manager

- **ITEM 1: Call to Order**
Carrie calls the meeting to order

- **ITEM 3: Items for Discussion**

2.A: Discuss and Consider Minutes from our June 27, 2024 Meeting

A motion was made to approve the minutes as presented.
The motion passed unanimously.

- **ITEM 3: Items for Discussion**

3.A.: Discuss Scott Park Progress

Carrie explains that the construction and repairs have gone out to bid and is currently in the evaluation phase. Carrie will keep Sara and the board updated.

3.B.: Discuss and Consider PID Management Contract

Carrie opens the discussion expressing the importance of following Purchasing procurement policies and thresholds for any services requested by the PID.
The Board reviews an “example” PID Management Contract in consideration of Sara being under contract.
Kim requests time to review the example contract.

3.C.: Discuss and Consider ongoing PID Operations and Maintenance

Sara gives an update on work orders around the property.
Plan A - Brick wall repair was put on hold last year due to Scott Park and other service items and will see if they can resume the schedule during the budget discussion.
Kim asks Sara if she can come to the budget meeting with an idea of what it will take to get back on the repairs.
Sara stated every year Floyd marks the areas needing repaired and does an assessment and she will confirm if the rates are staying the same and provide that information to the Board. The rate was \$1500 per wall and now it’s up to \$1550 per wall.

Plan B - Sara goes over the Flowerbeds and the annual schedule per each bed.
Sara discusses the tree replacements in Scott Park and Tuscany.
Sara goes over the low level tree trimming projected schedule; half the property is done one year, and the 2nd half is done the 2nd year and so on.
Plan C – Items that may come up in the future for repairs.
Tree Scale issues and care concerns was discussed and the different opinions of Arborological companies. Sara stated the Ben feels confident that the scale isn't a threat to the trees on the property.
Board discuss Knock out roses and the condition they are in.
Electrical box on northwest corner of Bayswater Bridge is damaged.
Sara confirms that perennials are being planted in flowerbeds instead of annuals and they are slowly adding rock in flowerbeds instead of mulch due to cost.
Light pole replacement at Bayswater entrance is discussed.
Sara discusses the low spots in sidewalks and asks the Board their opinion.
Board states if it becomes a safety hazard then they need to be fixed. Especially in parkways.

Sara discusses the “yes” response from Floyd Hartman on installing a well to use for irrigation.

Board discusses the irrigation meters throughout the property.

3.D.: Discuss Future Agenda Items

2025-26 Budget.

- **ITEM 4: Adjourn Meeting**

There being no further discussion, meeting was adjourned.