

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

On the 17th day of June 2025, The Greenways Public Improvement District (PID) Advisory Board met at 2:00 PM at City Hall, Room 1015, Amarillo, Texas, with the following people present:

MEMBERS PRESENT	PRESENT	TOTAL NO. MEETINGS HELD	TOTAL NO. MEETINGS ATTENDED
Kim Dryden	No	32	24
Greg Houlette	Yes	12	10
Timothy Reid	No	6	5
Tommy Stafford	Yes	18	17
Paul Harpole	Yes	2	2

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 2: Approval of Minutes**

2.A: Discuss and Consider Minutes from our February 13, 2025 Meeting

Sara suggests a change in the spelling of a name from "Tom" to "Paul."
Paul made a motion to approve the minutes as presented. The motion passed unanimously.

- **ITEM 3: Items for Discussion**

3.A.: Discuss and Consider the 2025-26 Budget and Five-year Service Plan

Paul brings up the topic of Sara's salary, noting that her current pay is split between the PID and the HOA.

Tommy explains that Sara's salary was previously increased by 6%, but it did not reflect in the budget.

Greg mentions that the 6% increase was not included in the new budget, and there is a discrepancy in her pay.

Paul proposes a motion to pay Sara the difference in her salary from the time the increase was approved until the end of the year.

Greg calculates the amount Sara is owed, determining it to be \$808 for the year or \$67.33 per month.

Paul suggests taking a vote on the concept of paying Sara the difference, which is unanimously approved.

Carrie and Tommy discuss the need to get Sara in the room to confirm the dollar amount and finalize the motion.

Paul and Sara agree on the need to invoice Sara for the correct amount and to adjust the budget accordingly.

Bryan reviews various budget items, noting discrepancies in projected costs and actual expenses.

Sara explains the need for adjustments in certain categories, such as irrigation and miscellaneous expenses.

Greg and Paul discuss the impact of new projects, like Scott Park, on the budget and the need for additional funds.

Sara highlights the importance of accurate budgeting to avoid financial strain and to ensure proper maintenance and improvements.

Bryan reviews the updated budget, noting the surplus and the need for adjustments in certain categories.

Sara and Carrie discuss the timeline for finalizing the budget and scheduling the next meeting to approve it.

Sara suggests checking availability for a meeting date in early July to allow time for reviewing the updated financials.

Carrie emphasizes the importance of having a quorum for the meeting and ensuring all necessary approvals are in place.

3.B.: Discuss and Consider PID Management Contract

Carrie discusses the need for a PID management contract.

3.C.: Discuss and Consider Dedicated Land/Lot to the City

Carrie speaks on the area of land that is being dedicated to the city near playa 7 and asks the board if they would entertain the idea of adding that section of land to the PID to maintain. Paul and Tommy discuss the responsibility of maintaining certain areas, such as the drainage channel, and the potential liability involved.

Board is not interested in taking over the section of land presented.

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

Tommy provides an update on the PID project, including the installation of a water meter and the need for additional improvements.

Sara and Tommy discuss the potential costs and timelines for the PID project, including the possibility of selling bonds to cover expenses.

Sara outlines the need for ongoing maintenance and improvements in various areas of Greenways, including irrigation and lighting.

Greg and Tommy discuss the importance of maintaining the park to a high standard and the potential costs involved.

Sara highlights the need for sustainable solutions to reduce long-term maintenance costs, such as replacing teak wood benches with more durable materials.

Sara explains the current watering cycle, which involves watering for a little bit and then shutting off to allow the soil to soak.

A shift to every other day watering has been made to reduce stress on the grass.

The goal is to improve the overall property while balancing watering between the needs of the fescue and the trees.

3.E.: Discuss Future Agenda Items

The meeting concludes with a plan to finalize the procurement process and schedule the next meeting.

- **ITEM 4: Adjourn Meeting**

There being no further discussion, and the meeting was adjourned.