

Viridian Membership Meeting  
Lubbock Cooper Administration Building  
February 17, 2025

The meeting was called to order at 6:34 pm.

Brenda explained the Board report and explained that there have been 200 lots added to the development. She explained that the new Betenbough homes being built at a minimum of 1,000 square feet. Brenda then asked if anyone present in the meeting would be interested in a pickleball court, and for all residents to contact the Hawkize office to voice what amenities they would like to see in the neighborhood. Amenities within the neighborhood will only be accessible to HOA residents, and if renters want access to amenities, they will need to pay extra. Brenda then explained that Betenbough Homes and DR Horton pay dues once the home is sold to a homeowner.

Brenda then went over the balance sheet which is listed in a five-year overview. She explained the revenues and expenditures in a cash basis and explained the \$6,000.00 landscaping line item that was paid to Shaw Services in order to maintain the entry, around the mailboxes, and around the common areas as well as the vacant lots if possible. Residents from the floor voiced their concerns about weeds around the mailboxes, un-level utility boxes, and various pieces of debris around the neighborhood.

Brenda then explained the 2025 budget with an insurance increase. The 2025 schedule of fees remains the same as the 2024 fees. There was some discussion regarding the process for violations and fines. The most common noted violations by residents are unapproved vehicles parked in the streets, weeds, and traffic safety concerns for school traffic. It was also requested that Hawkize provide an update on who bought the multi-family lot near the neighborhood.

Brenda then explained how to use the resident portal and some of the features that are offered by the portal and the app so that there may be better communication between management and homeowners.

With no further questions, the meeting was adjourned at 8:00 pm.