

GREEN MEADOWS NORTH HOMEOWNER ASSOCIATION (GMN HoA)

Annual Meeting Agenda Johnston
Johnston Public Library (Archive Room)
6700 Merle Hay Road, Johnston, IA
November 14, 2023. 6:30 p.m.

Board Members Present

Shannon Tuhn, President
Louis Galante, Vice President
Eric Biase, Treasurer Outgoing
Paul Wanderscheid, Secretary Outgoing
Eric Metzger, General Board Member

Absent Board Members:

Management Company Present

None. Lisa Logsdon was absent due to conflict with another HOA meeting.

Homeowner(s) Present

Sandra Cowie, 8715 NW Newgate Drive
Dustin Creech, 6706 Peckham Street
Timothy Gardener, 6718 Cheldon Court
Laura Mastin, 9017 Wickham Drive
Jennifer McLean 6605 Romford Court
Alfred and Helen Nielsen, 6713 Romford Court
Dick and Jill Proctor, 9211 Westfield Circle

I. Meeting called to order

The meeting was called to order by Shannon at 6:43 p.m.

II. Establish Quorum (29 owners present or by proxy)

Paul reported we have 35 residents represented either in person or via proxy so we have a quorum and can proceed with board member voting.

III. Welcome & Introductions

The board and residents present introduced themselves.

IV. Approval of 2022 Annual Meeting Minutes

Motion to approve 2022 minutes made by: Lou 2nd by: Eric.
All were in favor. Motion approved.

V. Election of directors

a. Nomination of prospective board members

Shannon reviewed Board structure.

Board tenure is a three-year term.

Two current Board members terms are expiring- Eric and Paul. Neither want to try for reelection to Board.

Jennifer McLean (6605 Romford Court) is interested in joining Board.

Paul asked if there was anyone else present who wanted to join Board. No one else present wanted to.

b. Election of Directors - Voting Ballots Distributed & Talled

Because we only had one person seeking to join the Board at this time but two openings voting was done through verbal affirmation instead of secret ballot.

All residents present were in favor of adding Jennifer to the Board.

VI. Board of Directors Update

a. Overview of Financial Status

Eric reviewed the budget.

We had a discussion about residents with outstanding dues. We generally don't take legal action due to the cost involved but get a lien on property so they can't sell their property without clearing up the dues owed.

A resident asked if we have a fund for capital improvements. Eric directed them to where it is listed. 2023 budget is \$4,314. Budget shows none used in 2023.

Brief discussion about getting an online account with higher rates but we are limited due to us being an HOA.

A resident mentioned we should have a special budget for larger capital expenditures.

Question about any large expenditures expected next year. We discussed the leaning arches by the entrance. Some residents feel they have been leaning a long time so there is no need to repair. We have no documentation showing whether the lean is stabilized. Lou has taken measurements so we can monitor and see if leaning is changing. A decision on whether or not to move forward with repairs will be made next year after Lou sees if a change in lean has occurred.

A resident mentioned he feels we should have the walls and entrance monuments cleaned and sealed every five years. Suggested we do wall and lions at same time. We should also look into tuck pointing. The Board took note and will look in to.

One resident mentioned there previously was a capital improvement plan. Eric mentioned he would see what he could find. We will ask Lisa and the Board will work on.

A resident mentioned we should do better at publishing who is on the Board along with contact information. The board took note and will discuss. Paul noted the names of the Board members are on the website and if a resident has an issue, they should contact Lisa.

Motion to approve YTD financials by: Paul 2nd by: Eric.

All were in favor. Motion approved.

VII. New Business

Shannon shared social committee update. They are planning to do a holiday event. Leaning towards a scavenger hunt for kids.

A resident asked about the creek stabilization. Another resident reported it was scheduled for 2025. They will remove most trees and may damage property with heavy equipment so we may not want to put too much money around that area until then.

A resident suggested the Board try to work with the city during planning and during the project. Another resident suggested taking some pictures/videos, so we have a record of any damage and what trees are removed.

A resident reported there were a number of properties with heaved sidewalks. Some are on HOA property. Board noted and will inspect next spring and have repaired if needed. Sidewalks on residents' property we don't maintain but residents can report them to the city.

VIII. ADJOURNMENT

Motion to adjourn by: Shannon 2nd by: Lou

All were in favor. Motion approved.

Adjourned at 7:45

Next meeting by Zoom is on December 19th.

Board members briefly met after annual meeting to discuss roles.

Jennifer agreed to be Treasurer.

Shannon may know someone who may be willing to be on Board and be Secretary.