

GREEN MEADOWS NORTH OWNERS ASSOCIATION

Annual Meeting – Johnston Public Library

December 13th, 2021

Board Members Present:

- **Dustin Creech**
- **Justin Strodtman**
- **Paul Wanderscheid**
- **Allyson Palmer**

Absent Board Members:

- **Eric Biase**

Management Company Present:

- **Lisa Logsdon**

Homeowners Present (in person, or via Zoom Call):

- Richard and Jill Proctor
- Al Nielsen
- Mark Cottrell

Meeting was called to Order by Dustin at 6:40 p.m.

- Welcome and Introductions done by Dustin Creech
- Proxy Count at Start of Meeting: **59 homeowners** (approved amount to proceed with the meeting)

Approval of Annual Meeting Minutes: Justin Motions, 2nd: Paul. All in Favor, Motion Passes

Election of Directors

- Nominations of Prospective Board Members:
 - Allyson Palmer
 - Shannon Tuhn
- Dustin General Motion to elect Shannon and Allyson to board, all in favor, motion passes

Board of Directors Update, Post General Motion

- Dustin Creech: President
- Justin Strodtman: Vice President
- Treasurer: Eric Biase (Treasurer, 2 years)
- Paul Wanderscheid (Secretary, 2 years)
- Shannon Tuhn (General Board Member)
- Allyson Palmer (General Board Member, Social Activities Coordinator)
- *One Open Position still remains to meet required 7 person board*

FINANCIAL REVIEW:

Current Financial Status:

- Presented by Justin
- 2 CD's, 1st currently valued at \$34,488.71 (Bankers Trust), and 2nd valued at \$25,607.09 (Grinnell State)
- Current Status at Grinnell Savings Bank: Checking = \$7,397.48
- Current Status at Grinnell Savings Bank: Savings = \$96,567.35
- Accounts receivable = \$1,820.00 (mostly association dues and fines being paid)
- Reminder: 2022 Association Dues: Due by Jan 15th, 2022
- Current Total Liabilities and Equity = \$158,947.51
- **Motion: Dustin motions to approve financial Status, Paul 2nds, All in favor, motion approves**

New Business:

Common Area Map and Updates

- Jill Proctor: The previously discussed tree at Newgate was recently taken down. Their neighbor next to that plot asked if we have plans to replant. Lisa said we have budgeted funds for this year for this type of addition, so we will discuss with some experts on a better suited type of tree to replace this.
- AI – Previous discussions have been had in regards to past confusion on who should deal with owned green spaces by GMN HOA. Now snow removal is coming up. Is snow removal charged by the hour or by flat rate per time? Lisa will have her crew do our snow removal, and has agreed to bill it at a flat rate. Will follow the rule of thumb of 2" minimum snow fall total, when considering plowing needed.
- Dustin: Has done extensive and great work, mapping out all of our owned and responsible for green spaces, along with plotting all walls, structures, lion sculptures, etc. that Green Meadows is responsible for maintaining. The hope is that by creating this permanent guide, that any or all maintenance, lawn care, snow removal, etc. service providers will know exactly where to work and where to avoid.
- Dustin printed off large maps to make sure we have all noted areas we are responsible for maintaining, and had all attendees and board members review all plot maps and approval all marked areas.
- Dustin will add this to the website once finalized and approved.
- Dustin will update the Facebook Cover photo, with better direction to website where to find the proper documents needed (Covenants, plat maps, etc.)

Old Business:

Shed Committee Update

- Members: Justin Strodman, Dustin Creech, Jean Comito, Josh Lovstad, Karen Janssen Lee, Lindsey Davenport, Paul Wanderscheid, and Rod Stevens
- Legal review is complete, and Lisa will now execute the mailer to all homeowners in plat 5 here soon, to initiate the first plat vote for shed consideration.

Financial Committee Update

- Members: Eric Biase, Mindy Webb, Shannon Tuhn, Sandy Cowie, Jessica Heneley, Al Nielson, Brian Gannon
- No updates at this time

Green Space Donation to City

- Lisa updated the group on the fact that the Polk City assessor's office discovered that there are quite a few more documents needed before Jon sign off on ownership. He hopes to have all the documents ready to officially sign off on by end of January.

Bridge Connecting Newgate path to Beaver Creek Elementary

- Al – Reminded everyone that the City has ownership of bridge, but had concern about if it was documented to ensure GMN HOA was not responsible for any possible occurrences on said bridge. Lisa confirmed that this is recorded easement on recorders site, that it's not our responsibility if anything should ever happen.

Newgate Common Space

- Al - Would board like him to lay ground work with City of taking over common area on Newgate?
- Dustin believes it's in our best interest to keep this in our ownership at this time.
- Al - When they redo the creek, we will have no say in the easement that goes through our land to reach the creek. So we will be at the mercy of the city when this happens.
- **Dustin Motions we do not sell off entry way grounds along Newgate Drive, Justin 2nd's, All In Favor, motion passes for this time.**

Open Forum

- Next meeting date is on January 18th @ 6:30 pm, location TBD

Adjournment – 7:28 p.m.

- Dustin motioned to adjourn the meeting. 2nd by Shannon The meeting was adjourned.