

GREEN MEADOWS NORTH OWNERS ASSOCIATION

Annual Meeting Agenda

Grimes Public Library

November 15, 2022 6:30 p.m.

Board Members Present

Dustin Creech, President (outgoing)
Justin Strodman, Vice President (outgoing)
Eric Biase, Treasurer
Paul Wanderscheid, Secretary
Shannon Tuhn, General Board Member, Social Activities Coordinator
Lewis Galante, General Board Member

Absent Board Members:

Allyson Palmer, General Board Member

Management Company Present

Lisa Logsdon

Homeowner(s) Present

Eric Metzger 6714 Cheldon
Chris and Adriana Moe, 9019 Lenham
Rick and Jill Proctor, 9211 Westfield
Carolyn Walker, 6714 Cardiff
Chanell Abing, 9015 Lenham
Sara Jaques, 6718 Romford

I. Call to order

Meeting was called to order by outgoing President Dustin Creech at 6:36 p.m.

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

Lisa reported we have 45 residents represented either in person or via proxy so we have a quorum and can proceed.

III. Welcome & Introductions

Board and residents present introduced themselves.

IV. Approval of 2021 Annual Meeting Minutes

Dustin made motion to approve, Justin 2nd. All were in favor.

V. Election of directors

a. Nomination of perspective board members

Chanell Abing- Lenham- spoke about neighborhood and why she moved in and that she is interested in joining board.

Eric Metzger- Cheldon Court- Discussed moving to neighborhood, appreciates that we have an active HOA and would like to participate on Board.

Justin reviewed Board structure

Board tenure are three year terms.

Board usually meets 3rd Tuesday of each month.

Board members should be also open to fielding questions and concerns from residents about HOA.

Current board-

Dustin Creech, President	Term up in 2022 at this meeting
Justin Strodman, Vice President	Term up in 2023 at this meeting
Eric Biase, Treasurer	Term up in 2023
Paul Wanderscheid, Secretary	Term up in 2023
Shannon Tuhn, General Board Member, Social Activities Coordinator	Term up in 2024
Lewis Galante	Term up in 2025

Election of Directors - Voting Ballots Distributed & Tallied

Voting done through affirmation instead of balloting.

Motion made by Dustin to appoint Channel Abing and Eric Metzger to Board.

Shannon 2nd. Everyone present was in favor.

Dustin also nominated Shannon to be President.

President and VP will be voted on at separate Board meeting.

VI. Board of Directors Update

a. Overview of Financial Status

Presented by Eric-

Discussed Financial Committee review. One main goal of committee was to review our reserves to determine if they were appropriate and in line with other HOAs. They determined the HOA standard is to hold two to three years of annual budget/dues in reserves which we are now at.

Eric discussed opening an account at Luana Savings Bank so we could get CD with them as they are offering a good rate. The decision to do this must be recorded in HOA Board minutes.

Eric made motion or proceed with opening account at Luana. Paul 2nd. All were in favor. Lisa will proceed with paperwork to open account and then we will confirm and vote to open CD with them.

We recently purchase a three year CD at Veridian CU. Plan is to spread out the CD locations and expiration terms.

At last board meeting the Board approved the 2023 budget and discussed changing rates for next year to \$225. It had been lowered to \$175 during pandemic and \$200 last year to bring down reserves a little. It was \$250 before that so \$225 seems like a reasonable compromise for now. No questions or concerns were expressed by residents who were present.

VII. New Business

Question from resident on if we still use Stonecross for lawn, irrigation and fertilizer? Yes, we went with them a couple years ago to get best deal and synergy.

Justin discussed some issues with financial and consolidating services for ease of oversight and coordination.

Question from resident about irrigation along Newgate. She has not seen running this summer. Board agreed that when we activate system in spring we will have this checked out.

Question from resident about removing mulberry trees in tree line along Newgate. Lisa will have tree service come and remove what they can find.

Shannon discussed preparing 2023 calendar of events. She will do some kind of poll (Facebook, Doodle.etc.) of residents to see what they want and when.

Dustin mentioned that the holiday decorations at entrances looked good.

Resident asked question about sheds voting. Three plats voted- 3, 5 and 10 voted and passed 4 voted and did not pass.

Justin recapped process for a plat wanting shed vote. Any resident in plat can request a vote. First vote is mailed and open for 60 days. People who do not vote during first window receive a second mailed request and have 30 days to vote. If a resident doesn't vote at all it counts as a no vote. Plat needs majority of yes votes to approve. Plat can't revoke for a year.

Eric inquired about getting more variety in holiday lights. Lisa reported the current lights cost \$1,400 by Rain King. They store and install them. Next fall we will want to revisit contractor and what decorations.

Shannon asked if it has to be done by a professional. We use hired help to avoid liability.

Dustin thanked Justin and Lisa and all the Board members for their service.

A resident asked about attending the monthly board meetings. Everyone is welcome to attend. Meeting schedule is on website but usually are the third Tuesday of month. Next two board meetings are scheduled to be at Johnston Library in their archive room- December 20th and January 17th. It's a smaller room but it should accommodate Board and visitors.

A resident asked about allowing Zoom participation again. We will try to do this for future meetings at least for audio.

VIII. ADJOURNMENT

Dustin made motion to adjourn at 7:37 PM. Dustin made second. Board was unanimous.

New Board members stayed behind to discuss Board positions and setting dues for next year.

After brief discussion, Board approved dues of \$225 for next year.

Request was made for Shannon to assume Board President position and she agreed. All were in favor.

After discussion among board about Vice President position it was decided to table a decision until next meeting.

Brief discussion about Board possibly not meeting every month. No firm decision made but one idea is to plan to meet each month but then cancel a meeting if meeting in person is not warranted. Some decisions can be handled via email outside of meeting such as maintenance items, planning social activities, etc. However discussions and decisions about things like fines, awarding contracts or other significant financial discussions and decisions should be done in person.

Meeting ended at 7:50 pm