

GREEN MEADOWS NORTH OWNERS ASSOCIATION

BOARD MEETING AGENDA

Urbandale Public Library - Conference Room or Zoom

March 15th, 2022

Board Members Present:

- Dustin Creech, President
- Justin Strodman, Vice President
- Paul Wanderscheid, Secretary
- Allyson Palmer, General Board Member
- Shannon Tuhn, General Board Member, Social Activities Coordinator

Absent Board Members:

- Eric Biase, Treasurer

Management Company Present:

- Lisa Logsdon

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

- Helen and Al Nielsen
- Rod Stevens via Zoom

I. Call to order

Meeting was called to order by Dustin at 6:35 p.m.

II. FINANCIAL REVIEW:

In Eric's absence, Justin walked through financials

Discussion among attendees about where to move CD at Bankers Trust when it matures think it's in June 2022. Decision on where to move CD will be made later.

No further discussion at this time.

III. Approval of January Meeting Minutes:

No official February meeting minutes as no quorum for Board.

Paul made motion to approve, Dustin seconded, motion approved unanimously

IV. New Business:

Discuss two owner requests to waive late fees

One resident requested to have late fees waived because they said they did not get initial invoice. Also they felt 25% late fee was ridiculous. Resident did pay their \$200 dues but not late fee. Missed deadline by two months. Bills sent monthly. Resident has been in HOA since 2004.

Other resident asked to waive late fee due to hardship with loss of job. Resident since 2005. Paid the \$200 fee.

Board discussed. Decision will be made on a case by case basis.

After much discussion Paul made motion to waive late fee in both cases due to loss of initial invoice by USPS and loss of work.

V. Old Business

Item 5A- Status of Voting on Shed Amendments

Plat 5 vote done and amendment approved.

Plat 5- 27 yes and 1 no needed 25. So Amendment passed.

Shed Amendment vote mailed to Plats 3 & 10 per resident requests.

As of meeting, plat 3- 22 yes and one no. Need 28. Due date is 04/12/22

As of meeting, plat 10- 20 yes and one no. Need 21. Due date 04/12/22

Item 5B- Board signing of Amendment to allow sheds in Plat 5

Dustin signed and Lisa notarized, Lisa will record and mail to members of Plat 5.

Item 5C- Board signing of Warranty Deed of Plat 8 to City of Johnston.

We have been working for years to donate one of our common spaces to the City of Johnston to eliminate our maintenance and liability for it. The City took a long time but we finally received the legal paperwork from them.

Dustin signed.

Additional old business-

Board discussed proposed plaque for Willie. Justin has a guy is working on mock up. Suggestion was made to place near one of our new trees so we will coordinate with our spring tree planting.

Dustin working on Plat drawings and will send possible final version soon.

Question had arisen about our policy of not allowing a business account to access GMNHOA Facebook page. The concern by one resident who previously only had a business Facebook account has been resolved after Justin talked to them about our position and they acquired personal Facebook accounts. Board agreed to continue with not allowing business accounts on Facebook page.

Justin made motion. Allison seconded. Unanimous vote

Dustin proposed Board members get together to walk the GMN owned property to check out the things the HOA is responsible for maintaining. Suggested meeting at Newgate entrance off of 86th Street. Date ? and Time?

Shannon- Gave update on new resident baskets. Gave two out so far. One was not home but she had a nice visit with the other. Have two more to handout.

Dustin asked if any other old business. None.

OPEN FORUM:

Brief discussion about having donation basket on display at future HOA events.

Shannon gave update on upcoming HOA Easter Egg Hunt scheduled for April 16th. The HOA egg hunt held at 10:00 AM in the green space off the northwest corner of Peckham and Newgate. We cannot use Pointe Vista unless we opened the egg hunt up to the public. Dustin will borrow tent from Lisa for easter egg hunt.

Urbandale library conference room reserved for next two months for monthly Board meetings. Next meet scheduled for April 19th at 6:30 PM.

VI. **ADJOURNMENT**

Dustin adjourned meeting at 7:42.