

GREEN MEADOWS NORTH OWNERS ASSOCIATION

BOARD MEETING AGENDA

Urbandale Public Library

October 18th, 2022 6:30 p.m.

Board Members Present

Dustin Creech, President

Justin Strodman, Vice President

Eric Biase, Treasurer

Paul Wanderscheid, Secretary

Shannon Tuhn, General Board Member, Social Activities Coordinator

Allyson Palmer, General Board Member

Absent Board Members:

None

Management Company Present

Lisa Logsdon

Homeowner(s) Present

Lewis Galante

I. Call to order

Meeting was called to order by Dustin at 6:38 p.m.

Welcome by Dustin Creech

II. Financial Review

Presented by Eric-

Lisa put \$30K in CD at Veridian for 30 months in error. We had wanted \$25K. But that is OK.

Eric wants to pursue getting another 30K CD after the CD we have at Grinnel is up later in October. He will research and pull send email to Board to approve when he is ready.

Eric indicated budget for year is looking good. Some things running over, some things running under as expected.

III. Review and approval of July Meeting Minutes

Motion to approve by Justin, 2nd by Dustin. Eric abstained as he had not had a chance to look at them. All others in favor. Motion approved.

IV. New Business

a. 2023 Budget

2023 budget was presented and approved.

Dues were \$250 but went down to \$175 during COVID, \$200 this past year.

\$64K 2023 Budget/286 households=~\$225

\$250 annual dues was proposed to rebuild some cash on hand and continue to try to do more neighborhood things. Others said \$225 might be a compromise. Decision on dues will be made next month after presenting and input from residents.

Snow Removal

Lisa put out bid request to 30 companies. Only Stonecross came back with bid. Discussed quotes from Stonecross or staying with HOA management company doing it. Stonecross charges per hour while HOA Management is per event. HOA tends to be cognizant of only doing it when snow depth warrants it. Paul Proposed just keeping it with HOA and all Board agreed.

b. Annual Meeting Notice

Meeting next month. Board needs to try to collect proxy votes so we make sure we have a quorum.

Discussed trying to get good representation of residents on Board. Some Board members have talked to some people who may be interested.

Discussed the three open Board Positions. Board positions and asked Mr. Galante if wanted to be on Board and he agreed. Dustin nominated Lou to be on Board to fill BJ Furmans, Allyson seconded. That position expires 11/2024.

December meeting-

Paul reserved Johnston Library meeting room for December 20th. It's the glass walled meeting room inside the library. It's not a large room but should be OK for monthly meetings. But the Johnston Library closes at 8:00 so we will need to stay on task.

V. Old Business

Trash cleanup is still on for Nov 5th. Meeting by Lion at Newgate and Fullerton Court. Will have hot cider and hot chocolate. May have a small award/prize for kids who participate. Dustin made motion to allow expenses up to \$100 for supplies and treats. Justin 2nd. All were in favor. Paul has arranged to borrow some cleanup supplies (grabbers, gloves, bags) from the City and will pick them up on Friday the 4th.

OPEN FORUM

For benefit of new Board member we discussed some more frequent complaint issues Board tends to receive which are mostly boat and garbage can violations and a few lawn care issues.

Also discussed roles of various Board members and terms.

Paul is now in charge of reserving rooms.

Dustin offered to still maintain Facebook page. He gets about two people a week who request to be added and he needs to confirm they are in HOA. He will turn over to another Board if they want or add another add other Board as Admin if they want.

Discussed how HOA works in that Plats age out after 20 years and more will be coming up. Each plat should vote to renew or not. However they would only be dropping out of the covenants not the HOA. Still will have HOA dues, just no or different covenant rules.

Proposal was made to have Holiday Lights put up again this year. Motion by Dustin. Allyson 2nd. Justin and Shannon and Eric voted yes. Paul no.

Lou asked about speed signs on Peckam. One posted on north end but there needs to be one on south end. Lisa will reach out to City. We will offer to pay for it and/or install it.

VI. ADJOURNMENT

Meeting adjourned at 8:20.