

GREEN MEADOWS NORTH OWNERS ASSOCIATION

Monthly Board Meeting Minutes

Johnston Public Library

January 17, 2023 6:30 p.m.

Board Members Present

Shannon Tuhn, President

Paul Wanderscheid, Secretary

Lewis Galante, General Board Member

Chanell Abing, General Board Member

Eric Metzger, General Board Member

Absent Board Members:

Eric Biase, Treasurer

Management Company Present

Lisa Logsdon

Homeowner(s) Present

I. Call to order

Meeting was called to order by Shannon at 6:41 p.m.

II. Financial Review

Presented by Lisa in Eric's absence.

Current asset \$172,523.61 in 4 CDs, reserved savings and checking

Negative receivables are for dues paid before first

Net income- loss of \$1,686.81 for 2022.

III. Review and approval of December Meeting Minutes

Motion to approve by Lewis. 2nd by Shannon. All were in favor. Motion approved.

IV. New Business

Website updates.

There is an ACH payment option available via Lisa's website- www.thehoamgmtco.com.

We will add link to this capability to the GMN HOA website. Date dues are paid will be date ACH process is completed.

Lisa is currently responsible for updating the GMN HOA website. She will share login and password with Shannon and she will check it out and see if she can update.

We are looking for someone who wants to take this responsibility on.

Discussed new plats coming up for HOA Reaffirmation of Restrictive Covenants.

Currently need only one plat resident and one Board member wanting to reaffirm for the Plat to renew.

Reaffirmation of Restrictive Covenants process

Board discussed if we want to continue to use resident voting process to confirm the homeowners desire to keep the restrictive covenants or not before we renew a plat. The Board agreed we would like to continue to use the voting process. The HOA management company will send a voting ballot to each house in the plat (one vote per household) a few months before a plats covenants are scheduled to renew. The residents in that plat will have 30 days to return it with a yes to renew or no, do not want to renew. Not returning the ballot is considered a yes/renew vote. A plat needs 2/3rd majority of all residents in that plat to discontinue the restrictive covenants. Note, not renewing the covenants for a plat does not remove that plat from the HOA, just discontinues the restrictive covenants. The plats still have the HOA dues as long as we have HOA property to maintain.

Here is a list of the plats that have not already reaffirmed their restrictive covenants along with their expiration dates.

Plat 6 12/31/23
Plat 7 12/31/23
Plat 8 12/31/23
Plat 9 12/31/24
Plat 10 1/1/24

Future board meeting agenda items

Shannon asked Lisa and the Board to work on getting the things we will discuss at an upcoming Board meeting on the agenda early so can get an agenda posted for HOA residents in advance of a meeting.

We want to make HOA members know what the Board will be talking about to give them the opportunity to participate in that meeting if a topic is of interest to them and be aware of the issue coming before the Board.

Complaint sent to Lisa

A resident sent Lisa a couple of complaints with pictures about a neighbor they back up to.

The first issue and picture appeared to be some type of covering over a garden or flower bed in the back yard. The resident complaint is this constitutes a “greenhouse” which is not allowed in covenants. The board reviewed pictures and didn’t feel it rose to that definition. It looks like the homeowner covered some sensitive plants to protect them from the cold and it was not a permanent fixture.

The second issue and picture was some type of deck box up against the house and behind the AC unit on the side of the house. The resident’s complaint is this qualifies as a shed. After reviewing the picture the Board felt due to the size, location and proximity to the house it did not constitute a shed. Board also wondered if it held that residents garbage containers.

V. Old Business

Lewis asked to discuss the time allowed in the covenants for a trailer to be parked in a homeowner's driveway. He has a travel trailer that he brings to the house to load and unload when they use it and he is concerned the current rules do not allow enough time if he uses the travel trailer multiple times each year. He wanted to understand the current time allowed and what the process would be for trying to change that. We discussed that the process would be the same as we used for the shed amendment which involves all residents in the plat voting and a 2/3rd majority needed for approval to change.

Shannon presented a draft of a proposed calendar of HOA neighborhood events 2023 that she and the HOA Social Committee put together. Some need more precise dates filled in but everyone agreed the activities looked good. The Board discussed that we may want to have a donation box at the various events to help offset the expense of putting these events on. Chanell is looking into food trucks for some of these events and the Board discussed food truck options. Shannon will get the final calendar out to the HOA residents through our various channels such as Facebook, website, etc.

VI. Open Forum

VII. Adjournment

Motion to adjourn by Lewis. 2nd by Paul. All were in favor.

Motion approved.

Meeting adjourned at 7:50 pm.