

GREEN MEADOWS NORTH OWNERS ASSOCIATION

Monthly Board Meeting Minutes

Zoom Meeting

April 18, 2023 6:30 p.m.

Board Members Present

Shannon Tuhn, President

Eric Biase, Treasurer

Paul Wanderscheid, Secretary

Eric Metzger, General Board Member

Absent Board Members:

Louis Galante, Vice President

Management Company Present

Lisa Logsdon

Homeowner(s) Present

None

I. Call to order

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

II. Financial Review

Eric's said everything looks OK.

Brief discussion on how dues are accrued on the budget worksheet.

Dues bills are sent via paper in November. Many people say later they didn't get them.

Paul asked about sending an email in Oct or Nov giving residents a heads up that dues will be coming in November by a certain date. Lisa indicated this is doable.

We will table finalizing details until this summer on what we want to do this fall.

Approved financial report

III. Review and approval of January Meeting Minutes

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

IV. New Business

a. Lyndhurst Signage Cleaning

Motion to approve up to \$500 to have signage at both entrances cleaned. Shannon, 2nd. All were in favor.

b. Potentially Cancelling Movie Nights

First movie night is set for July 21st.

There was some concern that we may have to cancel movie night as the resident/board member that provided the screen last year had moved.

Prior to meeting Paul had provided a couple of option on movie equipment. Paul & Shannon will connect later this spring to do a trial run.

Brief discussion about building a storage building somewhere on HOA property for storing GMNHOA equipment and supplies.

c. Approval of Welcome Basket Cookie Pricing

Cookie pricing going for \$40 per dozen to \$50.
Paul made motion to approve. Eric 2nd. All were in favor.

d. Neighborhood Clean Up Cost & Logistics

Shannon will see what City provides and then may go purchase more gloves or garbage bags.
Paul, mention last time city seemed to give us a lot of gloves and bags. Shannon will asked people to bring their own grabbers if they have them.
We will put garbage in our own trash cans unless there seems to be too much. If we have a lot, Lisa can have here staff pick up and take to landfill. There will be a small fee for this.

e. Structures- Gazebos, Green Houses and Pool Houses

Eric discussed the shed amendment. Wanted clarification on if a greenhouse or gazebo is allowed. We do not see anything to prevent them. Anything put in would have to fit in and be approved by the Board.

V. Old Business

Eric M brought up that one of the archways over sidewalk at entrance off of Newgate appears to be leaning and he thinks it may have occurred in last six months. Lisa will get a couple of estimates from a few companies, possibly using foam to jack it up.

VI. Open Forum

Eric brought up about replacing our missing Board member.
Shannon has a potential lead on a new member.

VII. Adjournment

Meeting adjourned at 7:26 pm.