

GREEN MEADOWS NORTH OWNERS ASSOCIATION

Monthly Board Meeting Minutes

Location: Johnston Library Archive Room and Zoom

Date/Time: May 16, 2023 6:30 p.m.

Board Members Present

Shannon Tuhn, President via Zoom

Eric Biase, Treasurer via Zoom

Paul Wanderscheid, Secretary

Eric Metzger, General Board Member

Louis Galante, Vice President

Absent Board Members:

Management Company Present

Lisa Logsdon

Homeowner(s) Present

April Wilson joined via Zoom but then dropped off

Rick Bratrud via Zoom

Brent Wilson joined via Zoom joined part way through meeting

I. Call to order

Meeting was called to order by Shannon at 6:36 p.m.

II. Financial Review

Eric had reviewed the financials and everything looked as expect at this point in year.

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

III. Approval of April Meeting Minutes

Motion to approve by Louis. 2nd by Eric B. All were in favor. Motion approved.

IV. New Business

a. Postcard Newsletter

The GMN HOA Social Committee met a few weeks ago and discussed doing a postcard mailing to residents about upcoming events since not everyone is on Facebook. Mailing a postcard is about half the price of a letter (32 cents vs 60 cents). These would be done no more than quarterly. Shannon asked Lisa to provide an estimate for printing and mailign these. The Social Committee would use an online app to design them. Paul asked about using an online app and service to design, print and possibly even mail them. Rick mentioned he had done such a mailing and would provide the name of the website he used. He submitted a spreadsheet with the names and address and they did the mailing.

Shannon will look in to using an online resource for this and report back.

b. Recreational Vehicle Violation Discussion

Louis asked some clarifying questions about the RV/boat in driveway rules and the process to change the covenants on this. To change covenants a vote could be done when Plat renews or anytime following same process used for shed amendment. Rule is RV/boat is allowed for 7 days (24 hour periods). Time period is designed to accommodate loading and unloading after use as well as winterizing and un-winterizing.

Rick Bratrud, who was attending meeting via Zoom, was the resident who had a recent RV complaint made against him. He said has a very nice RV and it didn't block sidewalk. It was a new RV and he had to do some additional prep work on it so it was there a longer. But he had already asked neighbors if they had any issues with it being in driveway and they said no. So he was surprised when a complaint was filed. Lisa mentioned any of the HOA resident can file complaint, not necessarily immediate neighbors and she had received two separate complaints and both indicated the same period the RV was in driveway.

Rick indicated that now that he was aware of rules and resident's concerns he would be more cognizant of how long he has it at his house.

c. Shed Request

Discussed recent shed request. Louis asked if the City has the shed installations completely covered for inspections because he wants to make sure any discrepancies do not fall back on us. He does not want any of the shed installation to fall into the Boards hands or responsibility. There had been previous discussion on if the HOA should be doing an inspection after a shed was put in but none of the other Board members felt that was necessary or wanted to take this extra step on. We discussed if we knew what inspections the City does and Brent Wilson, who was attending via Zoom, and was the resident who had submitted the shed request, reported that the City would do two to three inspections. One for the foundation, one for electrical if installed and one final inspection. The Board discussed that the HOA didn't need to inspect since the City does.

Motion to approve Brent's shed request- Motion to approve by Eric B. 2nd by Eric M. All were in favor. Motion approved.

V. Old Business

a. Pillar Repair Estimate Review

Board reviewed the estimate Lisa got from WCI Basement Repair to repair the lean to the "pillars" at the Newgate entrance off of 86th Street. There are three pillars, an arch over the sidewalks on both the north and south sides of Newgate and a large pillar in the center median of Newgate. The south and center pillars are leaning.

WCI reported both pillar are leaning about an inch at this time. To repair the south pillar their estimate is \$7,800. To repair the center pillar the estimate is \$9,700. Eric M had reached out to a vendor he knew of that uses foam to lift driveways and stuff and they would not do this since the foundation is at least four feet deep.

The Board discussed the project and indicated we are worried if we wait too long things could get worse or could lead to cracks in a pillar and could be much more expensive to repair. The south pillar appears to be worse. Lisa reported they had fixed the wrought iron fence in the past that abuts the south pillar and at the time they wondered if it got hit by a car or how it got bent. She commented that maybe the pillar had leaned against it during a freeze thaw cycle.

We discussed that we could repair the south one this year to see how things work out and spread out the cost. Lisa indicated if want to do this we could ask the contractor we hire to guarantee their quote for the other repair for a year and split up the project.

Eric asked about getting two more quotes. Lisa reported that in her experience the other local contractors would be more expensive. Some Board members questioned if getting additional quote was worth it. Eric said to we owe it to the residents to get more than one quote. Paul indicated he wouldn't mind getting more quotes just to see what other contractors say they would do to see if they propose the same or different process. Eric said he would be willing to meet with the contractors to discuss the project and learn more about their process and estimate. Lisa will pursue a couple of other estimates and report back.

VI. Open Forum

Asked residents in attendance and Board if any other items to discuss. There were none.

VII. Adjournment

Motion to adjourn- Motion made by Louis. 2nd by Paul. All were in favor. Motion approved.
Meeting adjourned at 7:30 pm.