

GREEN MEADOWS NORTH OWNERS ASSOCIATION

Monthly Board Meeting Minutes

Location: Johnston Library Archive Room and Zoom

Date/Time: July 18, 2023 6:30 p.m.

Board Members Present

Shannon Tuhn, President

Paul Wanderscheid, Secretary

Eric Metzger, General Board Member

Louis Galante, Vice President

Absent Board Members:

Eric Biase, Treasurer

Management Company Present

Lisa Logsdon

Homeowner(s) Present

Carolyn Walker

I. Call to order

Meeting was called to order by Shannon at 6:33 p.m.
Discussed a few candidates for future board members.
Paul and Eric are up for renewal at the end of the year.
Paul indicated his plan is to drop off.

II. Financial Review

Lisa reviewed the financials.
Discussed that few people still have not paid for 2023 and a few are habitual offenders.
For people that are habitually behind on dues they will stay in arrears and we have liens on their properties and they have to pay past dues and fines before the title can clear on the house.
Motion to approve by Shannon. 2nd by Louis. All were in favor. Motion approved.

III. Approval of May Meeting Minutes

Note, no HOA Board Meeting was held in June 2023
Motion to approve by Louis. 2nd by Eric. All were in favor. Motion approved.

IV. New Business

- a) HOA storage options
Discussed why we may need storage. We are acquiring signage to post upcoming events and have tubs for things as well as plastic Easter eggs.
Briefly discussed signs we want to purchase. Four will be about \$300.
Lisa suggested we utilize storage their company has available. There is a small fee in Lisa's fee to cover.
- b) Block party budget review- August 26th
Shannon discussed mailer and plans.
Sidewalk chalk. Trying to arrange
Two food trucks- Off the Griddle, Sweet Treats
Bounce house- she will check on if they will provide staff to monitor.
Speaker from Rieman music- will hook up to someone's phone and play family friendly music.
Paul will bring kite kits.
Eric's son Calvin may do balloon animals.
Discussed approving a budget- asking no more than \$750 for expenses.
Louise made motion to approve, Eric second.
- c) Eric M mentioned a resident asked if we have discussed removing ash trees in the neighborhood. Board discussed that removing trees on a property would be that residents responsibility.
- d) GMN HOA logo ideas
We would like to receive ideas from residents.
Lisa will send email to homeowners and Shannon will post on Facebook.
We will give a \$50 gift certificate to person who submits winning idea to place of their choice.
Paul made motion to approve, Eric second. All approved.

V. Old Business

- e) Final decision on the entry way structure repairs
A couple of the pillars are leaning and we want to have that fixed so it does not get worse.
We have only received one solid quote and are trying to get a second quote but Lisa is having trouble getting that as contractors are busy.
Lisa asked for second quote from a local contractor but does not have that yet.
We will wait and make decision at August meeting. If no new quotes by then we will move forward with original contractor on one monument.
Shannon made motion to wait. Eric Second. All were in favor.

VI. Open Forum

VII. Adjournment

Motion to adjourn- Motion made by Louise. 2nd by Paul. All were in favor. Motion approved.

Meeting adjourned at 7:28 pm.

Remaining Meetings for 2023

September 19, 2023 In Person (Johnston Public Library Archive Room & Zoom)

October 17, 2023 6:30 p.m. - Zoom

November 21, 2023 in Person (Meeting Place to Be Determined) & Zoom

December 19, 2023 6:30 p.m. - Zoom