

GREEN MEADOWS NORTH HOME OWNERS ASSOCIATION

Monthly Board Meeting Minutes

Location: Johnston Library Archive Room and Zoom

Date/Time: September 19, 2023 6:30 p.m.

Board Members Present

Shannon Tuhn, President

Paul Wanderscheid, Secretary

Eric Metzger, General Board Member

Absent Board Members:

Eric Biase, Treasurer- tried to participate via Zoom but wasn't getting Lisa's email with Zoom link

Louis Galante, Vice President

Management Company Present

Lisa Logsdon

Homeowner(s) Present

Mike Tenney via Zoom

Emily Chafa via Zoom

I. Call to order

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

II. Financial Review

Lisa reviewed the financials.

Shannon noted that she does not expect to use much more misc/social events money except maybe some new member baskets.

Motion to approve by Eric M

2nd by Shannon

All were in favor. Motion approved.

III. Approval of July Meeting Minutes

Note, no HOA Board Meeting was held in August 2023

Motion to approve by Paul

2nd by Eric M

All were in favor. Motion approved.

IV. New Business

- a) Request to discontinue mowing common areas.

A homeowner called with a concern that we may be mowing when it's not needed due to the dry conditions.

Discussed that some areas are irrigated or may be in more shade. So some areas will get longer and will need mowed and contractor doesn't usually mow just certain areas.

Lisa will talk to Stone Cross about options and request mowing every other week for the rest of the year.

Lisa will report if she gets calls about the lawn being too long or weeds since they often grow even when the grass isn't.

Irrigation will be shut off at the end of September.

b) Dead ash trees

Received complaints about several ash trees on Wickham on personal property.

Lisa will draft a letter to properties with dead trees to make them aware there have been complaints.

Letter will not list any vendors but say they can call for some names. But the HOA is not making any recommendations or responsible for any work they do.

The Board discussed that it could open a can of worms to try to negotiate a deal with any one vendor in case the vendor does something wrong.

c) Plan for annual meeting in November

Paul reminded the Board that the November meeting is our annual meeting so all Board should try to be present. There are a couple Board members whose terms are up.

Note due to issues finding a meeting location plus the Thanksgiving holiday, the November meeting will change to Tuesday November 14th instead of the usual 3rd Tuesday of month.

Lisa cannot be at the November meeting. We will need to handle resident sign in and perform count of resident present and proxy votes to make sure we have enough for Board elections.

Lisa will mail proxy vote letters on October 20th.

The board should work on getting proxies from neighbors, so we have enough HOA residents represented to perform voting for Board members.

d) Discuss recruiting new board members.

At the last meeting we had discussed a few candidates for future board members.

Paul and Eric are up for renewal at the end of the year.

Paul reiterated his plan is to drop off.

Shannon talked to a couple prospective new board members. One is open to being Treasurer if Eric B drops off.

Paul will talk to Eric B to see what his plans for the Board are.

Note- Paul talked to Eric B later and he is OK with staying on the Board as a general board member but is willing to relinquish his Treasurer role if we have another person willing to take that on.

Shannon asked about the possibility of meeting at a different time, earlier to be specific. Will revisit when new Board is seated.

V. Old Business

a) Logo ideas

Shannon reported that logo design and voting went well. The winner was Doug Flint. Shannon dropped off the gift card to the winner.

The social committee is not planning on not holding the progressive dinner they had thought of doing in October. Food truck turnout has not been great except for the block party.

The social committee will probably just do the block party and Easter Egg hunt next year. They will work on promoting the bigger Johnston events to residents.

Lisa asked about moving forward with WCI to fix leaning monuments at Newgate entrance. The other quote was higher.

Paul made motion to approve WCI.

Shannon seconded.

All were in favor.

Lisa noted that the street sign were faded. Lisa sign company can replace for \$54 a sign.

School reported that trail by school is over grown. Lisa reported to City as we believe this is their issue.

VI. Open Forum

Resident Mike Tenney asked about replacing some trees along south side of Newgate north of Fullerton Court as the pines that were there died and were removed.

Lisa will check out and make recommendations.

VII. Adjournment

Motion to adjourn by Shannon-

2nd by Paul

All were in favor. Motion approved.

Meeting adjourned at 7:51 pm.

Remaining Meetings for 2023

October 17, 2023 6:30 p.m. Held if needed via Zoom 6:30 p.m.

November 14, 2023 6:30 p.m. Annual meeting. In person at Johnston Public Library Archive Room as well as Zoom.

Note due to issues finding a meeting location plus the Thanksgiving holiday, the November meeting is changed to Tuesday November 14th instead of the usual 3rd Tuesday of month.

December 19, 2023 6:30 p.m. Held if needed via Zoom 6:30 p.m.