

GREEN MEADOWS NORTH OWNERS ASSOCIATION

Monthly Board Meeting Minutes

Johnston Public Library

December 20, 2022 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 6:33 p.m.

II. Financial Review

Presented by Lisa.

We opened two CDs at Veridian CU. A \$30,000 18 month bump up and a \$30,000 30 month bump up. We already have a \$30,000 18 month we opened at Veridian CU about 3 months ago.

With this plan we will have the CDs coming up for renewal spaced apart for better money management instead of all in one bucket.

Outstanding receivables are \$750 for 2023 dues.

Motion to approve November Financials by Lewis. 2nd by Eric M. All others in favor.

Motion approved.

III. Review and approval of October Meeting Minutes

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

Motion approved.

Chanell and Eric M abstained as they were not on Board at that time and had not looked at minutes.

IV. New Business

(a) Discussed VP position.

After some convincing, Lewis Galante has agreed to serve as Vice President.

Allyson Palmer has asked to be dropped from the HOA Board due to work conflicts

(b) Get a solid plan around when and how we want to meet in 2023 and use of Zoom.

Discussed meeting cadence. Agreed to meet in person every other month, starting January 2023. We will also try to have a Zoom set up for every meeting. If we continue to meet at

Johnston Library we may be able to use the audio/visual equipment available in the conference room to facilitate this.

We will also schedule a Zoom meeting the other months which we will cancel if meeting is not needed.

Paul has Johnston Library Archive Room already reserved for our January 17th GMN HOA meeting. He will see if he can get it for March.

Note: After the meeting Paul talked to Library staff and was able to reserve the Archive Room for a March 21, 2023 GMN HOA Board meeting.

Lewis made motion to meet in person every other month. Paul 2nd. All were in favor.

Motion approved.

Paul made motion to allow Zoom for every meeting. Eric M 2nd. All were in favor.

Motion approved.

- (c) Shannon inquired about a tool way we can all add agenda topics in advance of the meetings, so we know how many topics we have to discuss. She is also hoping we can share those with residents, along with the meeting reminders, so they know what we'll be discussing. After discussing, nothing definitive was determined to use at this time. Board and Lisa will continue to rely mostly on emails to share topics.
- (d) Discuss 2023 Calendar of Events
Discussed proposed calendar of events- see attached. Some specific dates still to be determined. Everyone seemed to like the plans. We only have a very modest budget planned for this year's events but Shannon thinks she can make it work. We discussed that we may want to have a donation bucket at event to help support them.

V. Old Business

Board had previously approved purchasing some A-frames sign holders. We agreed to put this purchase off until 2023.

Discussed the reaffirmation process for HOA covenants. Shannon inquired about who is up to vote next. Lisa will check in to and let us know.

VI. Open Forum

VII. Adjournment

Motion to adjourn by Lewis. 2nd by Eric M. All others in favor.

Motion approved.

Meeting adjourned at 8:00.