

GREEN MEADOWS NORTH OWNERS ASSOCIATION

ZOOM Board Meeting/Internet Conference

August 17th, 2021

Board Members Present:

- **Dustin Creech**
- **Justin Strodman**
- **Eric Biase**
- **Paul Wanderscheid**
- **Christopher Moe**

Absent Board Members:

- **Will Berndt**

Management Company Present:

- **Lisa Logsdon**

Homeowners Present (in person, or via Zoom Call):

- Al Nielsen
- Allyson Palmer
- Shannon Tuhn
- Rod Stevens
- Jean Comito
- Jeff

Meeting was called to Order by Dustin at 6:36 p.m.

- Welcome and Introductions done by Dustin Creech

FINANCIAL REVIEW:

Current Financial Status:

- 2 CD's, 1st currently valued at \$34,488.71 (Bankers Trust), and 2nd valued at \$25,607.09 (Grinnell State)
- Current Status at Grinnell Savings Bank: Checking = \$25,189.79
- Current Status at Grinnell Savings Bank: Savings = \$116,475.58
- Accounts receivable = \$2,700.00
- Current Total Liabilities and Equity = \$201,761.17
- **Motion: Justin motions to approve financial Status, Dustin 2nds, All in favor, motion approves**

March Meeting Minutes:

- **Motion to approve by Justin, 2nd by Dustin. Motion approved.**

New Business:

Tree Trimming Estimate

- Lisa – received an estimate, of \$3227.70, to trim trees on Lenham and Lyndhurst, Newgate Greenspace, both sides of 86th, Green Space on Peckham, including Trim and Canopy Raising

- Bid to remove fallen tree at Newgate and Hampton court also estimated at \$1,200.00
- Even with these costs, we would still fall within budget for this calendar year.
- **Motion to approve tree maintenance costs by Dustin, 2^{ne} by Justin, all in favor, motion passes**

Welcome Committee / Social Chair

- Justin introduced Shannon Tuhn as the volunteer Social Chair to lead this team.
- Shannon – moved into neighborhood in September 2020, started on finance committed but felt the urge to take the social and welcome committee coordinator role.
- Neighbors who also volunteered to help are Sami Carter, Ariana Twitty, and Kelsey Gillespie
- First activity will be a Back to School Food Truck Night – September 18th, 5:30 – 7:30 pm on the Peckham Greenspace. Hotsty Totsy and Kulinary Khaos are the two food vendors that have agreed to host.
- A Facebook event has been sent out, along with an email to the entire HOA by Lisa.
- Shannon requested if any other ways to reach out to folks about events outside of our email group and Facebook posts? At this time, other than our website, or a direct mail piece, those are our main ways of communication to the HOA.
- Welcome kits – Shannon asked about establishing someone within a block of two of each plat to be the point person. At the current time, this may be hard to do, so they will work with the current group, and reach out to the board if additional help is needed. They would like to make these Welcome Kits more GMN themed, and maybe have it consist of a printed sheet with all active board members, a calendar of events upcoming, possible info such as local babysitters, copy of the covenant for each member, etc. She also requested via Facebook Post, to local businesses to help with filling the welcome kit with goodies.
- Paul – website has all of those documents to access as well.
- Eric - Maybe coordinate with Missy Sheppard, of Community Greetings for the City of Johnston. Eric can provide her contact info.
- Dustin – can you prepare a sample initial flyer and send it to the board, and have us review, and add any updates or recommendations?
- Shannon Tuhn – do we have any branding? Lisa says we use the main entrance sign photo as our only way of branding. Otherwise just matching the font or similar to the one used on the signage is really it.
- Dustin – another idea might be to look into starting a wine club, book club, or grill out night for members of our HOA

Treasurers Position Opening

- Dustin - BJ Fuhrman had to step down as treasurer due to a career change. Dustin posted on Facebook for any volunteers that might be interested in filling the remaining time on BJ's term as treasurer. Allyson Palmer has said she would like to fill this position for the time being and would be interested in the role moving forward as well.
- Allyson – family has been in Iowa since 2013, in GMN for 2 years. She is an overnight nurse in the ICU, but only 2 nights a week so has time to dedicate to this endeavor.
- Dustin – is there anyone else who would like to volunteer to fill BJ's term through end of November, 2021? No additional volunteers or recommendations
- **Dustin motions to have Allyson Palmer fill the treasurers role for the remainder of BJ's term, ending in November 2021, Paul 2nd, all in favor, motion passes**

- Dustin – With BJ Stepped down, do we need to have his name removed from our financial accounts? Lisa confirms yes, this has already been done. Also says its best to wait until after November to add a 2nd person on the accounts, to avoid having to redo paperwork twice. Justin and Lisa will continue to be on the accounts until we vote in a new treasurer in November.
- Eric – section 1, page 7, article 10 – Allyson is allowed to fill the vacancy in the short term, but is not required to be voted in as a board member until BJ's term is officially over.

Solar Panels for HOA Members?

- We have a Member who has requested the ability to add solar panels to his roof. They provided an Arial view of what the panels would look like on their roof and is asking what the process is to gain approval to do so, before making this large investment in his home.
- Eric – referring to page 5 of our covenance, under roofing materials, I do not see anything that says that these are not allowed.
- Dustin – we should have the homeowner verify with Camp Dodge about the possible reflective / distractive nature possibilities, based on how often they fly near our neighborhood.
- Eric – I would recommend that they do not place them on the front side of house, due to structural integrity
- Jean – in our covenance, under utilities, because they aren't addressed yes or no, this could open up a situation where homeowners being unhappy with other placement and look of the add on.
- Paul – Looking at his address and location, his house backs up to 86th street off Newgate. One side faces east, where bulk of panels are, and some face south. Some would face neighbors.
- Lisa to ask the homeowner to provide product info, specs, sizing, etc. so that we can as a group, evaluate the project further.
- Eric – Referring to Page 4, architectural character, this add on should be in harmony with other structures on property.
- Lisa – we do control architectural standards of our association, as noted in the covenance.
- Eric – what has to be done if we approve this, do we need to vote to change the covenance?
- Lisa – This would be a rule or procedure, but need to review with an attorney. She will ask about changing definitions within the covenance. She will also see if she can share another HOA she represents' example of what this would look like.
- Justin – please inform the homeowner that we need to look into it further before we can provide an answer, and also see examples of Covenant amendments for this type of change.

Old Business:

Shed Committee Update

- Members: Chris Moe, Dustin Creech, Jean Comito, Josh Lovstad, Justin Strodman, Karen Janssen Lee, Lindsey Davenport, Paul Wanderscheid, and Rod Stevens
- Edits were collected from discussion via email post July meeting. Justin updated the drafts, and provide to the board for a final review, so that Lisa can send this out to a test plat.
- Paul – articles of incorporation say we only need one vote per household. Recommends one vote per house. Eric 2nds that idea
- Updated process. An email will be sent out to all members of the plat that requests to have a vote, providing them with the overview of the voting process, the ballot headed their way, etc. From there, Lisa will mail out a letter reiterating the process of voting for the plat, along with a ballot for each household. On the ballot, it will be noted that responses are needed within 60 days. A reminder email will be sent out only to non-responders on day 31 of the 60 day voting window. Once the 60 day window closes, all YES votes and NO votes will be tallied, with any

non-voting household being counted as a NO. It takes 66.7% of all households within the plat, to approve a covenant amendment.

- Revote happens no sooner than 1 year Once a plat passes – Motion
- Jean – can a revote after a yes vote, reverse the vote?
- Dustin – a vote to greenlight an amendment, grandfathers that household, should they act on the amendment change, and cannot be reversed. i.e., if a plat gains 66.7% yes votes, and approves sheds to be allowed by residents of their plat, a revote cannot be done to reverse that decision down the road.
- Eric – City of Johnston has that same rule in place for added structures.
- Lisa – 2 Signatures provide a legal record of both members of the home legally approve the vote. But we can submit it, once approved by the board, to our legal folks for review, and see if they recommend any additional changes.
- Justin to remove One Vote line and add the voting process info into the letter/introductory email text, and share with board for final approval.

Financial Committee Update –

- Members: BJ, Eric, Mindy Webb, Shannon Tuhn, Sandy Cowie, Jessica Heneley, Al Nielson, Brian Gannon
- Due to time constraints with the meeting and a change in the leadership of the Finance Committee, we will delay discussing this committee until next month

Trash Can/Compost Bin Violation Resolution

- Dustin – where are we at for a fee reduction for this homeowner? Dustin stands that we do not reduce any fines. We have asked for resolution numerous times to fix the violation. Only now have they offered resolution. We have a precedence we have to set, and be fair to the other homeowners who are abiding by the rules that we all agreed to when moving in here.
- **Dustin motions we keep the fines as is, Eric – 2nds, all in favor, Motion Passes**
- Lisa – understands we are not going to waive the fines. She will have our attorney share that information with the homeowner and his attorney and request a design rendering of what homeowner is planning for to hide his storage bins moving forward.
- Eric – When was last day of compliance review of storage bins, boats, etc.? We now have several homeowners are violating the same rule as this current homeowner.
- Lisa – it has been quite a while since someone has executed this review, as we do not contract her group to police the neighborhood.
- Dustin – when another homeowner reports a violation, the board enacts to have Lisa issue notices, fines, etc. Once a notice is sent out, and/or follow up fines for not correcting the violation in a timely manner, It's up to the homeowner to show the violation has been resolved, to stop the fines, as per letters sent. We are an enforcement branch. Again, it's up to the neighbors that are effected file the complaints.
- Eric – read several positive responses from homeowners in support of the board and our efforts to uphold the covenant and keep our neighborhood looking great.
- Eric – suggests maybe after a year, we look to increasing the fine for egregious violators.
- Paul – we can all be more aware of violators, but make sure to use discretion when evaluating a situation. Sometimes folks are on vacation and forget to have someone put their trash away for a few days. Or have other extenuating circumstances.

Current Board Member Status

- Dustin – Lisa, are you ok with staying with GMN HOA?
- Lisa – Yes, I am
- Dustin - Does any other board member feel we need a change? No responses for any request of change.
- Eric suggests mail chimp as a way to connect with folks as a solution to sending large group emails. Lisa confirms this is more of a marketing, direct mail type communication software and not set up as well for simply sending out mass emails.
- Justin / Dustin will reach out to Willie on his status with the board
- Hope to chat with Shannon about her interest and involvement as a potential future board member as well.

Open Forum

- Justin – Reminder: The Annual Meeting and voting in new members will be Tuesday, November 16th, at 6:30 pm. Location is still TBD. Spread the word. Nominations going out here soon!
- Justin – Reminder that all trees are required to have a 7 foot clearance over all sidewalks and driveways. Will share a post on Facebook, but may be a good idea to send out via email as at least most homeowners
- Next meeting date is September 21st @ 6:30 pm, location TBD

Adjournment – 8:06 p.m.

- Dustin motioned to adjourn the meeting. 2nd by Justin. The meeting was adjourned.