

GREEN MEADOWS NORTH OWNERS ASSOCIATION

BOARD MEETING AGENDA

Al Nielsen's Driveway / ZOOM Meeting/Internet Conference

August 18th, 2020

Board Members Present:

- Al
- Dusty
- Willie
- BJ
- Brian G (via Zoom)
- Chris (Via Zoom)
- Justin

Absent Board Members:

- None

Management Company Present:

Lisa

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

- Carol Walker (In Person)
- Chuck (In Person)
- Sandy Cowie (in Person)
- Mindy Web (via Zoom)
- (apologize for anyone else I missed)

Meeting was called to Order – 6:45 p.m.

- Al called the meeting to order and began having BJ review our finances, up to date prior to our meeting

I. **CURRENT FINANCIAL STATUS:**

- Current Status at Grinnell Savings Bank: Checking = \$6,716.00
- Current Status at Grinnell Savings Bank: Savings = \$101,381.17
- July collections of \$1,314.00 to accounts receivable, majority based on collection of past due/uncollected association fees
- Total Current Assets: \$201,346.36
- Confirmed that our two CD's at Bankers Trust will roll over at the 1.5 year mark, so BJ will keep an eye on those when the rollover date is closer.
- Third CD, at Grinnell Savings Bank is set up on a 2 year cycle
- Vote to approve Al, Dustin 2nd, all approved

II. NEW BUSINESS:

- a. *Weeding and Landscape Maintenance* – Al took care of the weeding, and things are looking much better. In September, we will be reseeding the dirt area south of Newgate. Hope is that by next year, it will look much better.
- b. Al called Jeffrey, in regards to adding decorative grass on the circles. The issue currently is that the City plows ruin it each winter by pushing snow piles up on it. Grass replacement costs \$100.00 per plant, so Al is going to let the rock fill in those areas, for a much better price. Al will get hourly quote on this.
- c. *Big tree at entry way* – Al mentioned that we will eventually need to go. The smaller it is, the cheaper it will be. Discussion was had into if we can trim the roots back to avoid it breaking up any structures around the entrance. Will look into this further. IN the meantime, Carol will continue to trim it as needed (Thank you Carol). Board will continue to assess the status of the tree growth from month to month.
- d. *Storm Damage Update* – 20 trees in common spaces were damaged. Al took care of contacting a clean up crew, and a total of 60 man hours were spent on Tuesday after the storm, cleaning up the logs and branches. The stumps still stand, but at this time, they are not impeding any walking spaces, sidewalks, etc. Al will get a quote on stump grinding, but it's not pressing. Lisa has a contact that will grind stumps for ¼ the cost, if it can be done this winter. Entire board agrees to wait until then to do so. Lisa had 2 home owners call about trees damaging their fences, and the city deemed those are association responsibility. Lisa received pics and provided to Al. City said in the past not to touch those trees, as they own them along with the creek. Al will call Schmitt Wednesday and confirm responsibility. A question was asked by Sand Cowie, if the erosion in this area might be causing issues with the stability of those trees? Al to discuss this with the city as well, but the assumption is probably so.
- e. *Question from Zoom, via Chris (apologize, did not catch which home owner asked this question)* – is the HOA Board planning to donate any of the association funds to those affected by the storm?" The board discussed and agreed that unfortunately this would be a difficult project to gauge, and award, based on the amount of funds currently in our account and also the amount of damage caused by the storm. It could be a very slippery slope, and is really not what the association dues are meant for.

III. MEETING DATES:

- a) Next meeting will be September 15th, 2020 at 6:30 pm, followed by one on October 20th, November 17th, and December 15th, 2020, all at 6:30. Locations again will be determined closer to the event dates, and based on the current status of the pandemic, and our ability to secure or not secure the library that we have used in the past.

IV. **OLD BUSINESS:**

a) *Food Truck Thursdays* –

- Dustin – reached out to several vendors, mentioned by residents. Caroline’s Kitchen, results have been slow to come back. He did get a call back from Karam Mediterranean Food Truck. They would love to give it a try, and recommended we look at their calendar and try to book something here soon, in the month of September. They would come out for free based on # of homes and homeowners. A suggestion was that if we could get in touch with the HOA’s that border us, we may be able to add to the possible traffic. Dustin will follow up with the rest Wednesday or Thursday. (More to come)

b) Majority Vote Needed for Covenant Amendment by Plat (Attorney’s Opinion)

- Discussion was started by AI reviewed previous discussions about plat individuality. And that it takes 75% vote to change anything within our Covenant. It was stated that the Covenant should cover all plats as a whole. But agreed that inaccurate mentions of 75% vs 66.7% of vote are needed based on the version of the Covenant being read.
- It was discovered that the master Covenant is not viewable on our website currently, but Lisa would get this document pulled and sent to all board members to read.
- Hope is to have board members note areas where there may be questions from homeowners within this document, and then set a cap budget to have an independent attorney review the document and establish any points that may be too vague or inconsistent.
- Lisa provided price quotes from 3 attorneys. First was David Morris, who was assumed to have been the last attorney to review the Covenant for our HOA. He confirmed back to her that he was never hired to work for HOA. David’s fee was quoted at \$350.00 per hour to review. The other two firms were Dannelson at \$225.00/hr and Whitfield, at \$275.00/hr. Lisa recommended if we go this route, to go with Dannelson, not only because of the lower hourly rate, but because they have a strong staff of folks that could look into this maybe sooner than later.
- BJ states fundamental question is it 67% vs 75% of a plat for change, or the entire association?
- BJ suggests posting the covenant on FB, additionally.
- Justin - Legal review and confirmation would allow us to have a final, set in stone set of rules that we can refer back to when any question arises in the future.

c) *Storage Shed / Above Ground Pool Survey* –

- Chris recently sent template for post card for mailers to Lisa. He needs her help to get these sent out to those who haven’t responded to or didn’t receive the survey. Due date by September 9th. We will be able to review results at our next meeting.

MOTIONS/VOTES

- Motion 1 – Table the Master Covenant Review until next meeting, so that it can be posted to our website and reviewed by HOA Board and homeowners. Cap budget to be set for independent attorney review at September meeting, based on findings from HOA and homeowner review.

Votes:

AI – YES

Will – YES

Chris – YES

BJ - Motion

Dustin – YES

Justin – 2nd

Brian - YES

V. OPEN FORUM:

- Chris – Nickolas – yard signs – are signs allowed? Varies by plat document. Lisa will check on plat document
- How does country club regulate things like sheds. Lisa to provide a copy of their standards and requirements to review and see what that might look like for GMN, if we went down that road.

VI. ADJOURNMENT – 7:55 p.m.

- AI motioned to adjourn the meeting. BJ 2nd! The meeting was adjourned.