

GREEN MEADOWS NORTH OWNERS ASSOCIATION

ANNUAL MEETING AGENDA

ZOOM Meeting/Internet Conference

DECEMBER 15th, 2020

Board Members Present:

- Chris
- Justin
- BJ
- Will
- Eric
- Paul
- Dusty

Absent Board Members:

- none

Management Company Present:

- Lisa Logsdon

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

- Scottie Janssen (ZOOM)
- Brian Gannon (ZOOM)
- Connie (ZOOM)
- Joseph (ZOOM)
- Crystal Kelso (ZOOM)
- Bobby Ziegler (ZOOM)

Meeting was called to Order by Chris Moe at 6:35 p.m.

- Welcome and Introductions done by Chris Moe

FINANCIAL REVIEW:

Current Financial Status:

- 3 CD's, currently valued at \$33,456.00, \$33,496.00, and \$25,000.00
- Current Status at Grinnell Savings Bank: Checking = \$4,122.19
- Current Status at Grinnell Savings Bank: Savings = \$81,512.72
- Current Total Liabilities and Equity = \$177,585.91
- Last month \$4,311.50 of expenses
- Operating at budget for 2020
- May be slightly over budget based on projected expenses, based on final 16 days of calendar year

- 6 association members with aging accts receivables = \$725.00

2021 Budget:

- Our initial plan for the 2021 budget was based on an estimated \$200.00 per home in HOA, for total of \$57,200.00
- This budget was developed based accordingly on similar expenses based on previous years, considering insurance, lawn care, landscaping, tree maintenance, mgmt. fees, property taxes, attorney fees, office expenses, website upkeep, bank services, income tax, capital improvements, and other misc. expenses.
- Considering a \$150 fee instead of \$200 would be about \$14,000 short fall to our 2021 budget. Our operating expenses would then fall short.
- Eric recommends we keep our dues consistent with our budget for 2021.
- With that, it gives us the chance to work on enhancing the neighborhood in the way we had hoped to do. IF we cut the dues for the year, we reduce our ability to do these things.
- Dustin – keep dues where are, form finance committee
- Chris – fine with keeping dues the same; give the finance committee the chance to discuss how we can better use our funds.
- Justin – We could possibly show sympathy to homeowners, and do a one-time drop of \$25.00 per home, and reevaluate for 2022.
- Paul - backs \$175.00 budget
- Motion: (See below)

Approval of November Meeting Minutes:

- Motion to approve BJ, 2nd Chris, (see below)

Election of Board Member Positions:

- Chris would like to stay as VP if possible
- President – Eric nominates Dustin, Justin 2^{nds}. (see below)
- VP – Chris (see below)
- Secretary – Justin (see below)
- Treasurer – BJ (see below)

New Business:

- Upcoming Meeting Dates
 - Tuesday, January 26th, February 16th, March 9th, 3rd Tuesday each month from there on out

Old Business:

- Committees Members as of meeting time:
 - Shed Committee – Chris, Justin, Dustin, Paul, Jean, Karen Janssen Lee,
 - Financial Committee – BJ, Eric, Mindy Webb, Shannon Tuhn Sandy Cowie, Jessica Hensley, Al Nielson, Brian Gannon

MOTION VOTES:

- Motion to approve Nov. 2020 Meeting Notes/Annual Meeting budget.
 - Motion: BJ
 - 2nd: Chris
 - Justin: Yes
 - Eric: Yes
 - Dustin: Yes
 - Willie: Yes

- Paul: Yes Motion to approve 2021 budget, based on \$175.00 per homeowner
 - Motion: BJ
 - 2nd: Chris
 - Justin: Yes
 - Eric: Yes
 - Dustin: Yes
 - Paul: Yes

- Motion to Vote new president, Eric nominates Dustin
 - Motion: Eric
 - 2nd: Justin
 - Chris: Yes
 - Chris: Yes
 - Willie: Yes
 - Paul: Yes

- Motion to Vote Renew Chris as VP
 - Motion: Justin
 - 2nd: Eric
 - Chris: Yes
 - Dustin: Yes
 - Willie: Yes
 - Paul: Yes

- Motion to Vote Renew BJ as Treasurer, Justin as Secretary
 - Eric: Yes
 - Chris: Yes
 - Dustin: Yes
 - Willie: Yes
 - Paul: Yes

OPEN FORUM:

- Possible options for meeting formats in the future, consider guest speakers like Mayor, Police Dept., etc. as a way to provide additional information and value to meetings for Board and Homeowners.
- Lisa sent out email to HOA Membership, asking for volunteers to join the Shed Review Committee

ADJOURNMENT – 7:33 p.m.

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