

GREEN MEADOWS NORTH OWNERS ASSOCIATION

January Board Meeting – ZOOM Call

December 13th, 2021

Board Members Present:

- **Dustin Creech**
- **Justin Strodman**
- **Eric Biase**
- **Shannon Tuhn**

Absent Board Members:

- **Paul Wanderscheid**
- **Allyson Palmer**

Management Company Present:

- **Lisa Logsdon**

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

- Edin Muhelic
- Timothy Gardner
- 1-712-360-0123 (no name listed)

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

- Welcome and Introductions done by Dustin Creech

FINANCIAL REVIEW:

Current Financial Status:

- Presented by Eric Biase
- 2 CD's, 1st currently valued at \$34,488.71 (Bankers Trust)
- 2nd CD valued at \$25,607.09 (Grinnell State)
- Current Status at Grinnell Savings Bank: Checking = \$22,961.62
- Current Status at Grinnell Savings Bank: Savings = \$96,590.38
- Lisa: Credits from December aren't assessed until Jan 1st
- Dustin will send out a reminder to the HOA Facebook page. Late fees
- Edin Muhelic: I have only been a homeowner a couple of months, so I have not seen an invoice for our 2022 dues.
- Lisa confirmed someone paid on December 13th for them, more than likely part of their buyers agreement.
- Current Total Liabilities and Equity = \$151,422.80
- Shannon: do we get any pushback or reasoning for delayed payments?
- Lisa: Usual responses are "I didn't get an invoice." Or in some cases, folks assume its part of escrow. We only have a small number of repeat offenders.
- **Motion: Dustin motions to approve financial Status, Justin 2nds, All in favor, motion approves**

Approval of Annual Meeting Minutes: Shannon, Motions, 2nd: Dustin. All in Favor, Motion Passes

New Business:

Reaffirmation of Plats

- **Justin:** an update on plat 5, the most recent plat to be renewed and the process that had to be taken at the end of 2021 to do so. Our goal as a board is to give a voice to the homeowners and also keep them in the loop on such things, so that its not a surprise in the future. A schedule of plats coming up for renewal in the next 5 years, is being collected to get in front of those members.
- **Discontinue restrictions.** Though plat 5 was renewed, a reversal vote can be administered at any time, to consider discontinuing the restrictive covenant. Things such as house color, boats or RV's in driveways, trash can placement and restrictions, sheds, can be considered in these restrictions. If this were to occur, any common spaces within the plat would still be maintained by the HOA, and all members of the plat would still be members of HOA, and still pay yearly dues.
- **Dustin:** this decision is not for the board to vote on behalf of plat. It has to be majority of homeowners within plat to edit or make these changes.
- **Dustin:** Asked Lisa for confirmation as to why do we use different attorneys like Steven and David?
- **Lisa:** Steven Tyler has handled the other adjustments to covenants in the past. So it was a natural path to have him handle these as well.
- **Dustin:** Steven still didn't answer the questions that Dustin asked of him during our email conversation
- **Eric:** recommends we use David on all representation moving forward

Old Business:

Proceed with Shed Amendment Mailing

- **Lisa:** We are ready to send out the plat mailing at any time now.
- **Eric:** recommends we send the shed mailing out now, and revisit the plat restrictive covenant renewal at a later date.
- **Shannon:** what's the value in doing a shed vote now, and the plat cancelling that out?
- **Eric:** The likelihood the restrictive covenant would be reversed seems much less than a plat voting for the opportunity to have sheds within our plat. The Shed Committee has worked on this project for well over a year, so let's put this into action.
- **Lisa:** you can at any time vote to terminate now that the renewal has happened. Can vote at any time to discontinue or adjust restrictive covenant.
- **Justin Motions to execute shed amendment vote for plat 5, Eric 2nds, all in favor, Motion Passes**

Last Board Meeting Map Edits

- Dustin updated lines, walls, and lions on the map, based on the feedback from the December Annual Meeting discussion.
- He will generate a PDF and send out to board and Lisa to review.
- This will show what we are in charge of maintaining and become a great tool to share with contractors.

New Resident Welcome Baskets

- **Shannon:** we are ready to execute with board approval. Also, can we get a monthly report on new members of our HOA?
- The Social Committee has 4 folks on it and will team up to share these gift baskets, based on location of the new resident and the committee member's home.
- Products will include a GMN Branded Tea Towels, Hand Soap from Buff City on 62nd Street, and Kiana's Cookie Creation cookies with custom design, 6 cookies per basket, shaped and decorated in home themed items and Johnston colors. Baskets will be purchased from Good Will in Johnston, Crinkle Paper, Bags, etc. from Johnston Dollar Tree. A calendar of events will also be included, for upcoming events for the year that the HOA is hoping to put on for the neighborhood.
- Cost per basket estimated at \$35.32 per basket before tax, estimated around \$40-\$45 overall.
- **Eric:** average 4-5 baskets per month \$250 per month, average about \$3,000.00.
- **Shannon:** The committee would like to use a start date of Jan 1, 2022 for new home owners within the HOA, who would receive a basket.
- **Dustin:** Should we establish dates on calendar now, or maybe table that till February Meeting
- **Shannon:** We will meet with committee and make recommendation based on kid's schedules, schools, etc. for dates for each item.
- **Motion to start gift baskets Jan 1: Shannon, 2nd Eric, all in favor, motion passes**

Open Forum

Memorial Plaque for Will Berdt

- Justin: sadly, a former member of our HOA Board passed away right before the end of 2021. He had an integral part in a lot of the common area management of our neighborhood, along with getting trees planted, and having a wealth of knowledge for a lot of us new members. Shannon had offered an idea of doing some sort of memorial for him, near one of the new trees we plant this spring. Justin shared an all season/all-weather stone plaque that one of his suppliers can create for us, for around \$200.00 - \$250.00.
- **Dustin:** I reached out to Will's family and Al, about a special place we could place a memorial. Al suggested near the Pedestrian Bridge, and a Sycamore Tree. Willy's wife Diane was very touched by the gesture. He will follow up with her and see if there are certain elements she would like to see on the stone.
- **Lisa:** maybe near one of the lions to make it more of a permanent thing that's better seen. When the City looks to improve that
- **Lisa:** Unrelated, but something Willy had some involvement with in the past, the City is finally getting the documents for land transition by end of January. It will be nice to have that finalized and off our to do list.

Noise complaints via Facebook about HOA

- **Eric:** we had a noise complaint posted about via our Facebook Page, and asking why the HOA wasn't taking care of this.
- **Justin:** I replied back with a request that she contact the police department, as in hopes that possibly a repeat offender may finally consider a change in letting their dogs out for too long of a period. It was also requested that we need to know the specific location to ensure proper monitoring of said violation.

- **Eric:** *Noxious activities, Page 7, Article X of Covenant – no noxious or offensive activity, sound, vibration, noise or odor shall be permitted on or to escape from any lot, nor shall anything be maintained or done thereon which is or may become an annoyance, offensive or a nuisance either temporarily or permanently.* Something to think about.
- **Justin:** since the violation and complaint seems to step from homes within my plat, I will work with the folks who report the noise complaints, to see if we can figure out exactly where the issue is, and find a remedy for the situation.

Meeting Locations

- Justin can check with the churches in Johnston, Urbandale Library
- Next meeting date is on February 15th @ 6:30 pm, location TBD

Adjournment – 7:31 p.m.

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