

GREEN MEADOWS NORTH OWNERS ASSOCIATION

Board Meeting / ZOOM Internet Conference / Urbandale Public Library

July 19th, 2022

Board Members Present:

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

Absent Board Members:

- **Paul Wandersheid**
- **Allyson Palmer**

Management Company Present:

- **Lisa Logsdon**

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

- Rod Stevens
- Brian Gannon (ZOOM)

Meeting was called to Order by Dustin at 6:39 p.m.

- Welcome and Introductions done by Dustin Creech

FINANCIAL REVIEW:

Current Financial Status:

- Presented by Eric
- 2 CD's, 1st currently valued at \$35,508.49 (Bankers Trust, checking records for maturing date), and 2nd valued at \$25,607.09 (Grinnell State, matures on 10.25.22)
- Current Status at Grinnell Savings Bank: Checking = \$20,710.02
- Current Status at Grinnell Savings Bank: Savings = \$96,724.85
- Accounts receivable = \$2,445.00
- Current Total Liabilities and Equity = \$180,995.45
- **Motion: Justin motions to approve financial report, Dustin 2nds, All in favor, motion approved**

June Meeting Minutes:

- **Motion to approve by Dustin, 2nd by Justin All in Favor, motion approved**

New Business:

Trail along Peckham on the property

- New Construction has begun on the path, Dustin added a post to Facebook to update the neighborhood
- There is active equipment in these areas, so we wanted to note of this, to give further notice of ongoing construction

Homeowner reached out with concerns on the frequency of grass cutting, weekly

- Our current vendor, Stone Cross, is set up on a weekly mowing schedule, but does have the ability to make the call and pause a week of mowing, at no charge to us for that week, if the vendor deems the grass not suitable or healthy enough to cut.
- Because we still water those areas, the grass is still growing.
- Lisa will send an updated copy of the contract to board for review
- Noted that we need to have Stone Cross notify us if large limbs are impeding their mowing process
- Concern from homeowner was also brought up about the weeds along the common cutting areas, electrical boxes, etc. Notice will be made to Stone Cross on this as well.

Old Business:

Plat 4 Shed Amendment Vote Status

- Lisa updates us that 20 yes votes, 9 no votes
- Needed 34 total yes to pass
- Plat 4 cannot request a vote for until April 20th, of 2023
- Dustin posted the approved plat status, a cheat sheet of “how to apply for erecting a shed” on Facebook as well as our website.
- Any future Plat Vote requests will be directed to Lisa to execute, and any shed erecting requests from approved plat members will be directed to the board for review.

Boat Violation

- Boat violation continues, in spurts.
- Current homeowner has extinguished all approved days to store their boat in their driveway, so any further storage could be subject to fines

White Mailbox

- Lisa – hand delivered a notice giving 45 days to remedy violation
- If they do not remedy this situation within the 45 days, we can proceed
- Dale was going to look into installing costs for new boxes for homeowners who may be interested

Sidewalks

- Need to follow up with homeowners who had posted on Facebook
- Dustin will provide residents names who were interested having this service quoted. Lisa can provide addresses for us to follow up with.

Trees to be Taken Down:

- At time of last meeting, two residents had shown interest
- Dustin received more interest after post. Two recommended service providers are Extreme Tree or Lawn Jockeys. Board will share these service providers with homeowners.
- City of Johnston trimmed along the path as per Rod’s request from last month.

Social Committee:

- Back to School Food Truck Rally – August 17th, 5:30 – 7:30 pm
- Lisa will contact the city to gather approval to use the common area off of Peckham
- Locked in on the Hook
- Reached out to Charlotte's Kitchen, confirming for sure.
- Shannon will share on Facebook here soon

Financial Committee Update

- Members: Eric Biase, Mindy Webb, Shannon Tuhn, Sandy Cowie, Jessica Heneley, Al Nielson, Brian Gannon
- Eric looked into rates. They have grown since our last meeting. Could easily get over 3% over a 3 year. We have them on a revolving basis.
- As fed rate increases, let's keep an eye on it and make sure we get more money on our money.
- Eric will email the board when we see an opportunity to reinvest our moneys.

Upcoming Board Members

- Lisa needs to send out any nominations by September, for possible upcoming considerations at November Annual Meeting.
- Shannon – do people know what it means to be a board member? Do they understand what the responsibilities are?
- Dustin will look to put up a short informative video on Facebook, and we will look to speak with members of our association to help grow the efforts of the board going into 2023.

Open Forum

Rod Stevens – Continual Speeding in our neighborhood

- we continue to have issues with Newgate with speeding. Noticed a couple of new signs, with solar powered speed limit posting going up around the area and wondered if there was any chance of getting one of these on Newgate?
- Could city add more speed limit signs, so they aren't at the ends of, for example of Newgate?
- City of Johnston has a police complaint form. We will share this form on Facebook and look to use this more often, to show the growing concern with speed in our neighborhood
- Lisa will contact the Johnston PD and see what they or the City can do to help us in this case?

Adjournment – 8:05: p.m.

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