

GREEN MEADOWS NORTH OWNERS ASSOCIATION

ZOOM Board Meeting/Internet Conference

July 20th, 2021

**Board Members Present:**

- **Dustin Creech**
- **BJ Fuhrman**
- **Eric Biase**
- **Paul Wanderscheid (Remote?)**

**Absent Board Members:**

- **Will Berndt**
- **Christopher Moe**

**Management Company Present:**

- **Lisa Logsdon**

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

- Al Neilson
- Brian Gannon

**Meeting was called to Order by Dustin at 6:34 p.m.**

- Welcome and Introductions done by Dustin Creech

**FINANCIAL REVIEW:**

**Current Financial Status:**

- 2 CD's, 1<sup>st</sup> currently valued at \$34,488.71 (Bankers Trust), and 2<sup>nd</sup> valued at \$25,607.09 (Grinnell State)
- Current Status at Grinnell Savings Bank: Checking = \$33,951.83
- Current Status at Grinnell Savings Bank: Savings = \$116,451.88
- Accounts receivable = \$3,245.00
- Current Total Liabilities and Equity = \$213,744.51
- Currently tracking right on the mark with budgeting for this year
- 11 Total Residents who owe into HOA, mostly annual dues and fines
- Lisa cut checks to those who had overpaid, to help clean up the books
- **Motion: Justin motions to approve financial Status, Eric 2nds, All in favor, motion approves**

**March Meeting Minutes:**

- **Motion to approve by BJ, 2<sup>nd</sup> by Eric. Motion approved.**

**New Business:**

- BJ request Lisa to provide an update on those who are delinquent on payments and have been submitted to small claims. Of the 4 delinquent, 2 homeowners have been sent to small claims. Lisa believes we can still collect for the two others that. Letters have been sent to all 4 homeowners for their current fines or delinquencies. One resident is only \$10.00 past due, and Lisa confirms that is just a shortage on HOA dues.

- BJ also asked for an update on the previous month's request for tree removal. Lisa confirms that 3 companies will be coming out to provide estimates very soon. Lisa will provide those estimate costs for the board to approve as soon as she had collected them.
- Justin followed up with the Outdoor Movie Company, Fun Flix, to gather requirements for power for hosting a movie night. .
  - They require 110 volt connection, within 200 feet of the screen
  - Paul may have a neighbor with a generator that could be willing to donate for use in for the event. Dustin also has one he would be willing to donate use of.
  - Justin will share info with Shannon Tuhn, to get her on board with the discussion and details, in hopes we can make this event happen this fall.
- BJ suggested an idea of having a back to school event with food truck(s). Justin to reach out to Shannon about this as well, and have her take the lead on this. Justin to gather her email address and share with the board as well.
  - BJ – suggests avoiding the weekend, or later in the week as we get closer to school starting.
  - Numbers from last year: Sold about 120 plates.
  - Justin to also check with Shannon on them on the welcoming committee for new home owners, as per Eric's request.
- Justin provided an update on the current Welcome Committee / Social Chair
  - Shannon Tuhn volunteered to lead this team
  - Neighbors who also volunteered to help are Sami Carter, Ariana Twitty and Kelsey Gillespie

#### **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 June meeting. Justin will collect those, and update the drafts, and provide to the board for a final review, so that Lisa can send this out to a test plat.
  - Eric requests to review updated documents to make sure we are providing ample and accurate information to homeowners about what is involved in the voting process.
  - Eric also asked how was the board able to approve a trash can enclosure but not a shed. Lisa says that a can enclosure is considered a fenced enclosure, not a shed. Therefore does not fall into the same category of no sheds allowed that our covenant currently holds.
  - Dustin – if my plat is Guiney pig, are we going to try to time this for Annual Meeting? The hope from everyone is that this could be confirmed and executed sooner.
  - Paul – why is this allowed to be a mail in vote? Shouldn't it be in person, and with proxy vote options like our board member voting was?
  - Lisa – our covenant, states you have to 2/3 of each plat to agree. The mailing is the most direct way to get in front of them. We can offer a proxy vote option, but this will extend the voting window.
  - BJ – mail in option also avoids a direct contact skewing the vote one way or another.
  - Brian – article 6 of individual plat covenant. Refers to 2/3 of the lots, doesn't see where it requires a meeting of any kind.
  - Vote to direct mail ballots – Justin, Dustin, BJ, Eric, Paul all approve
  - Eric – Suggests an email or Facebook post for the initial informational announcement that a vote will occur in said plat. Follow up by mailing out initial the initial request for

vote. Then execute a 2<sup>nd</sup> request to those who do not submit a vote, 30-45 days out, to ensure we don't miss anyone due to vacation, mail confusion, etc.

- Justin to send verbiage for voting parameters. Etc in two documents. Explanation of what amendment means, what votes mean, shed amendment as 2<sup>nd</sup> doc for board review. Lisa to provide to our legal folks for review once we come to an agreement.
- Financial Committee Update –
  - Members: BJ, Eric, Mindy Webb, Shannon Tuhn, Sandy Cowie, Jessica Heneley, Al Nielson, Brian Gannon
  - No meeting has happened since previous board meeting. Committee has a meeting planned next week for their next get together.
- Brick and stone work Update?
  - Lisa confirms it is scheduled to start July 20. The contractor working on the repair apologizes for the delay in getting started.

### **Open Forum**

- Dustin – November is coming up fast. One thing to keep in mind is letting people know if they want to join the board, to let us know, and get their name submitted. The Annual Meeting and voting in new members will be Tuesday, November 16<sup>th</sup>, at 6:30 pm. Location is still TBD. Spread the word. Nominations going out here soon! Can nominate Shannon being that she volunteered to help with the Social and Welcome Committees? There will likely be a spot open with Chris leaving.
- Justin to check with Crown Point Community Center on meeting space availability, after not getting much update from the Library on when their large meeting space would be available again.
- Paul to check with Library when he goes tomorrow. Checking to see if November 16<sup>th</sup> at 6:30 pm.
- Next meeting date is August 17<sup>th</sup> @ 6:30 pm – Dustin will look to someone else to run the meeting, as he will be absent.
- Eric – shed amendment should be top priority before next meeting.
- Eric – Trash Cleanup, possible garage sale days – try to do before leaves start falling.

### **Adjournment – 7:27 p.m.**

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