

GREEN MEADOWS NORTH OWNERS ASSOCIATION

BOARD MEETING AGENDA

Al Nielsen's Driveway / ZOOM Meeting/Internet Conference

July 21st, 2020

Board Members Present:

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

Absent Board Members:

- None

Management Company Present:

Lisa

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

- Carol Walker (In Person)
- Ken Lilajohl
- Mindy Todd-Webb
- Timothy Gardner
- Jill Hockenmeyer
- Rob And Amy Leming
- Allison Walters
- Carla Nyren
- Mark
- Michelle
- Mike Gillespie (In Person)
- Mike and Amy Blair (In Person)
- Adriana Moe (In Person)

Call to Order – 6:35 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:**

- We closed our checking and savings accounts at Bankers in mid-June and moved the moneys over to Grinnell Mutual in Johnston
- Checking transfer total was \$18,700.16 to Grinnell Checking, bringing the current balance to \$18,429.78
- Savings transfer total was \$69,571.94 to Grinnell Savings, bringing the current total to \$95,107.50
- June collections of \$2,764.21 to accounts receivable, majority based on collection of past due/uncollected association fees.
- Total Current Assets: \$208,252.49
- Al asked Lisa to confirm what interests rates were based on checking or savings accounts currently held vs transferring some of our money into a CD, as we clearly would not need that much to get through the end of the year.
- Mindy asked if we had a minimum balance to retain our covenant? Lisa confirmed, no
- BJ recommended a 2nd board member as an approval signature on money transactions on behalf of the HOA. Al further asked that we make it a two signature system for any money transactions based on the HOA. Justin volunteered to be that 2nd approved signer on behalf of the HOA. BJ motioned, Dusty 2nd, rest in favor.

II. **NEW BUSINESS:**

- a. *Front Entry Tree* – Al sent a picture to the board for review, of the locust tree near the Newgate entry way, where the roots are growing closer and closer to the foundation of the sign. Branches are also growing over the top. Carol Walker went over on the 21st and cut down most of the branches that were covering the entry sign. This is something that we may need to look into further down the road
- b. *Food Truck Thursdays* - A homeowner in our neighborhood approached Dusty with an idea to get our neighbors together for a little “get out of the house” socializing, by looking into scheduling a food truck night or two. This would give those who work from home, or are stuck at home teaching their kids, a night to get out and relax with some great company. Possible space to have this would be the green space on Peckham. It was suggested we put this out as a post of Facebook and gather some feedback from neighbors on dates that might work to give this a shot, and also if anyone had any connections to food trucks. BJ, Dusty and Justin all have contacts as possible vendors to consider as well.
- c. *Newgate Bank Stabilization Project* – Mike Gillespie, in attendance during the meeting, asked for an update on this project. Lisa reached out and was told by David from the City, based on the City Council’s recommendation, that the project is still active, and included in the capital improvement program. But has been postponed on the priority more towards the end of the project timeline, in 2025, due to several residents’ concerns with the loss of mature trees
- d. *Covenant Review: Plat Changes* - Dustin had several residents about shed survey, questions ranged from how many people are required to make a change to covenant rules, and would it only be per plat that could be changed? It is noted in the covenant that 67% of residents of

plat are required to change plat rules. Dusty recommends we have an independent attorney review our covenant as a whole, as there are several “vague” statements within the document that are causing a lot of confusion and concern amongst homeowners. Al suggests that this was already done around 7 years ago, by Attorney David Morris. Lisa was going to try to locate this, but also get estimates from a few independent/unbiased attorneys. Board to review those estimates when ready, and determine next steps.

III. **MEETING DATES:**

- a) Next meeting will be August 18th, 2020 at 6:30 pm, followed by one on September 15th, 2020 at 6:30
- b) Location and style to be determined based on the current status of the pandemic
- c) Hope is that we can get back to regular meetings at the Library as soon as they are able to open their doors again

IV. **OLD BUSINESS:**

- a) *Covenant Enforcement* – it was discussed whether we should have Lisa and her staff, drive through the neighborhood, in an agreed amount of times per month, to look for violations . Lisa said this could be possible, at \$35.00 / hr. billable to the HOA. Justin recommended against this, as we are trying to avoid looking like we have an agenda to find issues, rather than simply keep the neighborhood looking nice. And to build trust as a board with our neighbors, we should be doing this on our own, and contacting Lisa if a violation needs to be called upon. Al agreed and further requested that if an issue is noticed, we let Lisa and her staff do their job, and not try to address the issue on our own. Simply speaking with the homeowner is fine, but coming between Lisa and the homeowner will only cause further issues.
- b) *Storage Shed / Above Ground Pool Survey Results* –
 - Current Results of Shed Question: 103 yes, 49 no, 67.7% yes, 32.4% no.
 - Current Results of Above Ground Pool Question: 74 yes, 78 no, 48.6% yes, 51.3% no.
 - Chris has updated, with Lisa’s help, several incorrectly noted email address for homeowners.
 - For those who didn’t respond or get a card due to lack of email address in directory, Chris motioned that we send out a post card, with the same questions, and gather a full, or as full as possible, set of votes. It was agreed that some folks just do not want to provide feedback, and there wasn’t much we could do about that.
 - Chris recommends what we determine what a potential requirement list would be needed for upkeep, style, size, foundation, etc. on storage sheds, and that we take an actual vote during our annual meeting
 - Final results of the survey / postcard will be released only after we have final tallies
 - Lisa can provide spec sheet based on country club owners neighborhood, on what their shed requirements are from their HOA.

- Lisa also said we have an architectural form on hand that those who build projects outside of the norm that we could use and would require a board member review and sign off, before and after the project would be finished

MOTIONS/VOTES

- BJ recommended a 2nd board member as an approval signature on money transactions on behalf of the HOA. Justin volunteered to be that 2nd approved signer on behalf of the HOA. BJ motioned, Dusty 2nd

Votes:

AI – YES

Will – YES

Chris – YES

BJ - YES

Dustin – YES

Justin – YES

Brian - YES

- Chris recommended a post card be created with the same questions as the Survey Monkey Shed/Pool Questionnaire had, and is mailed out to those who have not been able to vote to date. Chris motioned, BJ 2nd

Votes:

AI – YES

Will – YES

Chris – YES

BJ - YES

Dustin – YES

Justin - YES

Brian - YES

V. OPEN FORUM:

- Amy Blair brought up some pretty solid points about the comparisons of house sizes south of Newgate side vs north of Newgate, and the lack of garage space, with most of us having only 2 car garages. And shared frustrations that many of us have, with lack of amenities such as park benches, pet waste stations, etc. The feeling is that the south side of Newgate is paying the same amount of association dues, and not getting much of anything in return for it. AI provided information about the surprisingly low cost and ease of having these types of items added in.

Example was on the park benches, where we paid for the benches, and the City paid for the concrete pours. And the Parks Division put the pet waste stations in.

- Dustin recommended to everyone listening that this is a great time to bring these types of requests to the board, and maybe we can look into using our Survey Monkey Membership to poll the neighborhood on what they might like to see as amenity upgrades.

VI. **ADJOURNMENT** – 7:55 p.m.

Al motioned to adjourn the meeting. The meeting was adjourned.