

GREEN MEADOWS NORTH OWNERS ASSOCIATION

ZOOM Board Meeting/Internet Conference

June 15th, 2021

Board Members Present:

- **Dustin Creech**
- **BJ Fuhrman**
- **Will Berndt**
- **Eric Biase**
- **Chris Moe**
- **Paul Wanderscheid**

Absent Board Members:

- n/a

Management Company Present:

- **Lisa Logsdon**

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

- Al Neilson
- Mindy Webb

Meeting was called to Order by Dustin at 6:37 p.m.

- Welcome and Introductions done by Dustin Creech

FINANCIAL REVIEW:

Current Financial Status:

- 3 CD's, currently valued at \$34,488.71 (CD at Bankers Trust), and \$25,607.09 (CD at Grinnell)
- Current Status at Grinnell Savings Bank: Checking = \$70,182.43 update
- BJ: Checking Balance is higher due to Maturity of 2nd CD at Bankers Trust, which is now deposited into our checking account.
- Current Status at Grinnell Savings Bank: Savings = \$81,665.63
- Current Total Liabilities and Equity = \$214,287.86
- Accounts receivable = \$2,344.00
- 12 Residents who owe into HOA, mostly annual dues and fines
- 11 Residents who overpaid and have credits on their accounts
- Couple of folks have eclipsed the \$500.00 due balances, board will work to clear these up
- Paul: how do we handle those who have credit balances on their accounts?
- BJ: would recommend having a clean balance sheet, and cut those folks with credits, a check/refund.
- **Motion: Eric motions to issue refund checks to those currently with credit balances, Justin 2nds, All in favor, motion approves**
- Eric agrees to reach out to the previous homeowner of his home, as they overpaid their dues before moving.

March Meeting Minutes:

- **Motion to approve BJ, 2nd Paul. Motion approved.**

New Business:

- Justin contacted Movie Company, Fun Flix, to gather pricing for hosting a movie night within the neighborhood.
 - Prices are set based on the total number of people we assume will attend and range from \$500-\$700, for a 100 - 150+ sized group. More than happy to follow up and gather pricing on a smaller group size as well, but their cheapest model would be \$299.
 - They provide the screen, the movie, and the set up and tear down.
 - We do have to provide power
 - Dustin to check with homeowners around the greenspace on Peckham and see if they would agree to providing power. HOA briefly discussed cutting them some sort of thank you gift card, if they agree
 - Justin to confirm what their electrical requirements Fun Flix has to host a movie night
- Neighborhood Clean Up Day
 - Paul Reached out to the city to see what they had for cleaning suppliers.
 - They do have equipment we can borrow: Grabbers, Gloves, bags, etc.
- Dustin recommends we sit down with a calendar, populate football games, other restrictions, and start narrowing dates down for options
- Social Committee:
 - Eric recommends we establish a person to be our Neighborhood Social Activities Coordinator, and also help handle neighborhood garage sales, welcome team, movie night, etc. Shannon Tuhn had expressed interest in helping with that position. Justin to follow up with her and gauge further interest
 - BJ: Post the idea to the website, Facebook, see if other homeowners would help join Shannon on this committee. Chris volunteers to do so once we have spoken with Shannon
 - **Eric Motion to establish social committee, Dustin 2nd, All in Favor, motion passes**
 - Garage Sale Dates. Agree to hold for now due to lack of interest from Facebook post, revisit closer to fall when the weather might be a bit better.
- Varying opinions on what to keep in reserves. Eric said 3x the budget, Sandy Cowie agrees. This covers liability. Some things insurance just does not cover.
- Lawn and Tree Service
 - Will: Unhappy with the lawn service we currently have. He marked a mulberry tree growing outside of Newgate, that is in need of trimming, and questions why nothing has been done as of yet.
 - Lisa: Our lawn care service is only scheduled to come out once a month, so they should be coming sometime here in June. There is no set date each month as to when they come out.
 - Lisa: we didn't contract with them for tree trimming, can consider that
 - Dustin: can we notify the company for next visit that the tree marked with the pink ribbon needs to be trimmed?
 - Will: There is a tree on the Hampton Ct. Island – did someone pull the ribbon off the weed patch?
 - Dale walked the property and noted what was needed for weeding and trimming.

- Lisa to arrange to have Dale walk with Will and Al, and point out the spots that need treatment
- Al: a lot of suckers on trees, on Fullerton, up and down Newgate, a lot of those Crab Apple Trees, that need to be trimmed up as well
- Dustin: Can Lisa group that tree removal and trimming together and gather quotes. Lisa will do so.

Old Business:

- Insurance Policy Review
 - Eric: Spoke with American Family Insurance in regards to Cyber Liability Coverage, and they did provide a better, cheaper quote thankfully. Adding this line item to our current coverage/package is cheaper (\$100-\$300/yr.), but the reach and dollar amount is significantly less. An independent policy at \$875.00/yr. is better due to having a larger coverage area, longer period of coverage.
 - Al: question on Cyber Security. Only thing that would be exposed is our \$?
 - Eric: This coverage is to cover liability to others. General liability excludes cyber coverage. Only covers property and bodily damage.
 - Eric also recommends we add a Hired and non-owned liability policy as well. Runs roughly \$113.00 a year for \$1,000,000.00 worth of coverage. We don't currently have that in our policy.
 - Al: how is our money subject to cyber theft? Banks should be responsible. They carry Federal Deposit insurance. Also, we independently contract service suppliers like our lawn care service for example. They should carry the insurance and responsibility. We don't need that additional insurance.
 - Eric: Cyber Insurance is the liability that covers anything posted on our website, our Facebook page, etc. Any of our electronic / social media channels. It also protects us against someone possibly hacking our website or Facebook page, and "speaking on our behalf" in a negative way. Cyber-attacks are becoming more prevalent all the time, so it's worth looking into for sure.
 - Justin: An example would be if say someone on the board, verbally demeans someone via one of our technical outlets (website, Facebook), using any means of social media, zoom meetings, and the victim feels threatened or harmed, and chooses to sue the HOA, this covers us in those instances.
 - BJ: So where do we stand now? What is holding us up from moving forward with an update to our insurance policies?
 - Justin: What's a ballpark blanket coverage for these additional coverages, so we can decide what we need to do?
 - Mindy: What if we listed 4 recommendations, limits, best prices, have board vote/pick/choose from there
 - Eric agrees to provide summary of all above to the board, and Finance Committee, to vote.

- Shed Committee Update
 - Members: Chris Moe, Dustin Creech, Jean Comito, Josh Lovstad, Justin Strodtman, Karen Janssen Lee, Lindsie Davenport, Paul Wanderscheid, and Rod Stevens
 - Justin provided an update on the Shed Amendment, and reviews an example provided by Lisa, of this amendment, cover letter and postcard that would be sent to each plat, if they chose open this up for consideration.

- Mindy: Can you provide some additional information on where the recommended size parameters were determined from? Are they based on Johnston City Code or were they pulled from elsewhere? Just trying to help prepare for when a homeowner with a smaller lot, wants to have a larger shed than they are allowed in this set of regulations
 - Justin: These sizes were reviewed and determined by the Shed Committee, based on what would fit/approve within the Johnston City Code, based on the % of size you can have a shed or playhouse, while basing that off of lot size.
 - Lisa: confirms that these are the sizes requested based on recommended by city or suggested by board sizes
 - Paul: Couple of adjustments to consider. On the proposal, 1B says less than 15 feet max height, at the highest point of the shed, while section 4 specifies sizes again? Should 1B be removed or updated to not seem redundant?
 - Dustin: we had the addition of the 20,000+ Sq foot lot. First section was how it was drafted. 1B and section 4 should be merged
 - Paul: Another possible edit. Should the letter and ballot have due dates on them? That way we have a cut off point for each plat to vote? Further discussion to be had on that
 - Paul: We also need to reiterate to homeowners that a no vote is considered a no.
 - Board to review the document further and chat via email on further edits, and send them to the group for one last revision. This will then be mailed to plat 2 as our first plat to request a shed covenant amendment.
- Financial Committee Update –
 - Members: BJ, Eric, Mindy Webb, Shannon Tuhn, Sandy Cowie, Jessica Heneley, Al Nielson, Brian Gannon
 - Al: requested Lion pedestal treatment, Lisa confirmed this is included in our service contract.
 - Mindy: Committee still diving into reserves. Mindy and Sandy are doing further research into what our reserve level should be set at.
 - Brian Gannon provided a great summary report / spreadsheet. Financial committee to come back with a recommendation of what the reserve level should be.
 - **Eric: motions to add hired and non-owned liability insurance of \$113.00, BJ 2nd, all in favor, motion passes**
 - Al: Tree at North Entrance (Newgate) is hanging over sign again, and recommends that it needs removed. Lisa to get estimates from a few vendors
 - It's noted that a Maintenance schedule for lion and walls is needed every 3 years as they need to be sealed. This needs to be built into the budget
 - What to do with \$34,000 in recently matured CD. Because of volatility in the market, maybe look at money market account to not lock up or restrict those funds. Mindy Webb to follow up with some banks locally on money market accounts.

Open Forum

- Dustin: Are we under water restriction now? DSM Waterworks requested this. Should we share this on our Facebook page? Christ to share City of Johnston Post.
- Paul: is our irrigation schedule in line with city restrictions. Lisa, yes, they take care of all schedule adjustments for us, based on city requirements and regulations.
- BJ: any thoughts on trying a face to face meeting? Justin to call Library again in 2 weeks to follow up on their in person meeting options. Will also check on if the library have some sort of mic we can use to pick up entire discussion for those who cannot attend in person.

Adjournment – 7:52 p.m.

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