

GREEN MEADOWS NORTH OWNERS ASSOCIATION

Board Meeting / ZOOM Internet Conference / Urbandale Public Library

June 21st, 2022

**Board Members Present:**

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

**Absent Board Members:**

- **Paul Wanderscheid**

**Management Company Present:**

- **n/a**

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

- **Rod Stevens**
- **Caryl**

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

- **Welcome and Introductions done by Dustin Creech**

**FINANCIAL REVIEW:**

**Current Financial Status:**

- Presented by Eric Biase
- 2 CD's, 1<sup>st</sup> currently valued at \$35,508.49 (Bankers Trust), and 2<sup>nd</sup> valued at \$25,607.09 (Grinnell State)
- Current Status at Grinnell Savings Bank: Checking = \$27,988.4209
- Current Status at Grinnell Savings Bank: Savings = \$96,702.56
- Accounts receivable = \$2,575.00
- Current Total Liabilities and Equity = \$188,381.56
- Eric will conduct an audit here in a couple months, of all of our expenditures
- With FED increasing interest rates, he will look into reinvesting the CD's that are currently sitting. And also reach out to financial advisors / wealth strategists and also look into the current interest rates.
- Shannon will share Benson Wealth Management out of Ankeny, as a referral
- **Motion: Justin motions to approve financial report, Dustin 2nds, All in favor, motion approves**

**May Meeting Minutes:**

- **No Motion to approve as no quorum was had last month, no official meeting occurred**

## **New Business:**

### Welcome Sign at Lyndhurst Entrance

- Justin makes a recommendation down the road, as we look into maintenance and masonry work on the Lyndhurst entrance sign that we look at ways to help reduce the visibility issue for drivers as they pull up to the stop sign. Lots of kids ride bikes across that intersection and the sign coupled with the trees block sight lines as cars are pulling up.
- Shannon suggests before we look into that is creating some branding around that time, if we choose to make any updates.
- Dustin recommends having the city review it as a Vision Triangle, to ensure none of our vegetation is causing excess sight restriction, and assess from there

### Tree Removal:

- Post was made on Facebook by Dustin
- Not enough interest to get a group quote, Dustin will suggest a couple of removal vendors to the couple of homeowners who were interested.
- Lisa can provide possible vendors as well.
- Dustin to Rod: is each home required to have a tree in each front yard? Answer, our covenant requires a certain number of trees and certain size of tree as well, per household. Dustin is going to review the covenant and share with the association on what the rules are for so many square foot of lot space, and in turn how many trees and what size of trees may be required per lot.

### Sidewalk Repairs

- Post was made on Facebook by Dustin
- 10-15 homeowners showed interest
- Dustin will pull addresses of those folks and have Lisa share a couple of contractors contact info
- The hope is that a large group of homes can “share” the service time with a single contractor, to help reduce the trip charge and cost on repairs, while also helping make our neighborhood sidewalks much safer to walk on.

### HOA Board Member Magnetic Name Badges

- Justin will source find options for the board that are generic, but give identification to those on the board.
- Will propose ideas via email to the board, in hopes of speeding up the process of getting them produced.

### Willie Berndt Memorial Plaque and Tree

- Dustin and Justin worked with former board member Willie Berndt’s spouse, to create a memorial plaque for his years of service in the military as well as on our board.
- It was placed with a freshly planted tree in the green space just off Fullerton Ct, to the North of the Lion Statue.

## Old Business:

- Boat Violation
- Boat violation has been remedied, and removed from the driveway of the home in violation
- Dustin reviewed covenant for that plat, he doesn't see any verbiage that says you only get one warning, and any repeat violations immediately start incurring fines. The assumption is that the issue at large resets each calendar year.
- Will work with Lisa to confirm this and assess if another complaint is issued by a homeowner.

## Bi-Monthly Meetings

- Discussion was had about a previous motion to consider moving HOA Board Meetings to an every other month plan.
- Dustin had one reply in favor of bi-Monthly Meetings on his Facebook posts.
- Dustin and Justin have seen a large influx of member requests to the Facebook Group for GMN. Which is a positive sign that homeowners are wanting to know more about neighborhood announcements and events surrounding it.
- Dustin: when people miss meetings, or reduce the amount of frequency you do me, you get out of the rhythm of going. If we switched to every other month, and a board member had to miss the next scheduled meeting due to a sick child, vacation, etc., that opens a 3 month window of time without being involved directly in the meeting.
- Shannon: recommends we share the agenda with the homeowners more in advance, to engage them into possibly attending more meetings and providing feedback.
- Eric: recommends we start including guest speakers on the agenda to add more substance to meetings, such as the Mayor, Police Chief, City Public Works officials, etc.
- **Votes: YES: Paul NO: Shannon, Dustin, Eric, Allyson, Justin. Motion for the time being stays as is, meeting the 3<sup>rd</sup> Tuesday of each calendar month.**

## Social Committee:

- Block Party that was to be in June was tabled until next year.
- Food Truck Rally – hoping to get two solid food truck commitments for this year's event, and as a board, discuss what we can do additionally to have more of a presence there.
- Previous boards have given out frozen treats as a thanks for coming gift.
- Shannon could possibly work with Fareway or Hy-Vee to help provide us with this option.
- Eric: have to be careful not to take away from the food vendor sales by offering free food items at the same event. Possibly look to have an Ice Cream Truck / Ice Cream Giveaway as a separate event?
- Shannon and hear committee to discuss options and present back to the board.

## Shed Committee Update

- Members: Justin Strodman, Dustin Creech, Jean Comito, Josh Lovstad, , Karen Janssen Lee, Lindsey Davenport, Paul Wanderscheid, and Rod Stevens
- Plat 4 is in the middle of its 2<sup>nd</sup> wave of ballot mailings, sent out to remaining homeowners who have not yet voted. Vote is due July 19<sup>th</sup> Roughly.

## Financial Committee Update –

- Members: Eric Biase, Mindy Webb, Shannon Tuhn, Sandy Cowie, Jessica Heneley, Al Nielson, Brian Gannon
- No New Report

## Open Forum

- Al Nielsen to Dustin – suggests we go to grass cutting every other week in the summer due to the slower grass growing. Dustin will follow up with Lisa and see what our contract is set up to. Board agreed that one, we may have a contract that we cannot adjust for less treatment mid-season, and two, that if we reduced the frequency, and had excessive growth due to a couple of wet weeks, it would only make things look worse when it was actually mowed.
- Rod – Bike path along ravine on Newgate is owned by the City of Johnston. There are several trees need to be trimmed, due to hanging very low towards the path. There are also Mulberry's all over the path. Dustin to reach out to Lisa and CC Rod Stevens in regards to cleaning up the path and trees around it
- Rod – Polk County Solar Project – Johnston is buying into it, trying to get most of the communities in Polk County. Hoping to buy in bulk and help with the overall costs, but he would like to share this information with us after he gets his home quoted.
- Shannon – saw someone on drive on bike path that runs on the south side of our association, off of Lyndhurst. Can we contact city about a “no motorized vehicles on path” sign. Dustin to reach out to Lisa and have her take care of this.

## **Adjournment – 8:00: p.m.**

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