

GREEN MEADOWS NORTH OWNERS
ASSOCIATION MEETING AGENDA

ZOOM Meeting/Internet Conference

March 9th, 2021

Board Members Present:

- Dustin
- Christopher
- Justin
- BJ
- Eric
- Paul

Absent Board Members:

- Will

Management Company Present:

- Lisa Logsdon

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

- Rod Stevens
- Michael Blair
- Brian Gannon
- Mike Gillespie

Meeting was called to Order by Dustin at 6:33 p.m.

- Welcome and Introductions done by Dustin Creech.

FINANCIAL REVIEW:

Current Financial Status:

- 3 CD's, currently valued at \$34,364.99, \$34,488.71, and \$25,607.09
- Current Status at Grinnell Savings Bank: Checking = \$43,597.20
- Current Status at Grinnell Savings Bank: Savings = \$81,593.49
- Current Total Liabilities and Equity = \$226,175.48
- 39 association members with aging accts receivables = \$6,524.00
- \$1,256.84 accounts payable

January Meeting Minutes:

Motion to approve BJ, 2nd Justin. Motion approved. – Lisa updated meeting minute's title prior to meeting

New Business:

- Lawn Care Estimates
 - 3 bids were obtained
 - Talked about possibly using one vendor for everything to make process easier overall

- Three possible bids considered: DeVries Outdoors vs Stone Cross vs the collection of previous suppliers (Soma, Rain King, Stone Cross)
- Prices are good / most competitive based on the current three, as individuals
- We could look into a 4th vendor to do yard maintenance, for weeding, trimming, mulching, etc. about cul-de-sac islands and grass spaces.
- Lisa would like to bring in a landscaper, New Age Landscaping, to set us up with a monthly service to maintain those areas. Lisa to provide cost estimate from them at next meeting
- Eric asked if Caldenberg from Johnston considered. Lisa said they have had issues in the past, so may not be a good fit for our HOA currently
- Dustin – has anyone had any complaints or issues with current lawn care status?
- Rod Stevens – current lawn care provider tends to let the grass get too long before he mows it. Never picks up sticks, ends up blowing a lot of debris into Rod and neighbor's yards.
- BJ – let's see what comes from Lisa's talk with Stone Cross goes, and see if she can negotiate a better price? Can we table it till next month? Lisa to email the board as soon as she hears from Stone Cross?
- Chris – did we have any grub issues after our summer discussion about it? We can review with whatever supplier we choose to make sure we are treating them as a preventative, rather than treat as needed.
- BJ – have we ever talked to Soma about issues in the past, maybe pay him a bit more to pick up sticks, cut grass more to our liking, etc.?
- Lisa – not sure if that would change much, as the variable of folks that come from month to month constantly change.
- Brian Gannon – had several questions last summer, that didn't get answered very well. Based upon his research, the best time to truly treat for grubs is Mid-June, early July. Best time to eradicate the larvae. Understanding was that the grubs were on a bank, not within someone's lawn.
- Lisa – Because of this, we may not have treated in 2020 at all. She will send what chemical each previous bid we have considered, would be planning to use in a treatment in 2021.

Violation Debt Accrument:

- BJ – how long should we let homeowners accrue debts before collect, when it comes to violations of for example, trash can storage, or past due HOA dues?
- Dustin - had a conversation with a homeowner who is currently having issues with the trash can placement. This individual states he will not pay the current fines assessed. The covenants are vague, do not specially name yard waste or compost bin in Covenant. We as a board agreed during previous discussions, that all receptacles, which are mentioned in letters that have been submitted to said homeowner. Homeowner said until everyone that has a hose reel, or anything else outside their house, he shouldn't be individually selected out of the bunch. He proposes having the covenant rewritten, to cover all bins, trash, yard waste, recycled, or compost bins. Said us sending a letter when it was freezing out, was in poor taste. Dustin says he has the option to move it out of sight, out of the garage, or behind a storage bin approved by the board.
- Lisa – we have already assessed \$50 initial fine, plan is to assess the repeat \$5.00 per day fines, but how long till we issue a lean or turn over to collections?

- Lisa – HOA dues due on or before Jan 15th. If not paid by then, \$50.00 initial charge, and a min \$5.00 charge per month beyond
- BJ – heard it might be a \$500.00 max before we take legal matters into our own hands? Whatever we decide to do, we are setting a precedence for the neighborhood. This particular individual, was on the board, and voted for this ruling
- Eric – thinks 90 days is plenty of time to clear up the HOA Dues – Dustin motions, Eric 2nd, all agreed
- Dustin – how much are we going to let their debt accrue before turning this over to claims?
- Chris – if we file for a lien, do we still have control, beyond that point? Lisa confirms yes.
- Dustin – motion after debts reach \$550.00, we move the collection of the debt, 2nd Paul, yes – BJ, Chris, Justin, No – Eric.

Old Business:

- Insurance Policy Review
 - Eric – two carriers provided quotes, will provide for review, to board via email.
 - Finance Committee to also review and have a discussion on what we need to cover specifically
 - Lisa – we never heard from Mr. Banks, other than about our renewal
 - One of Eric’s staff members will take on the account if we go that route, being that he is an active board member.
 - Brian – Requests to see a copy of policy quotes as well
 - Eric will send to board as well as anyone on the finance committee

- Shed Committee Update
 - Chris – Paul, Justin and the folks who have volunteered to be on the committee to establish a time to meet and get the ball rolling on a proposal of shed specs, voting by plat plan, etc.
 - We have 5 volunteers outside of the board who are interested, beyond the board members as well.
 - Plat 2, 4, 7 and 8 are still missing a representative.
 - BJ – should we table this until we have a formal request from an HOA Member or Plat, to consider sheds for said plat?
 - Justin – Cannot speak for all plats, but I know for a fact that there are several folks within my plat that are actively interested in the opportunity to have a shed moving forward.
 - Michael Blair – ready to pull the trigger whenever you say it’s ok!
 - Dustin – let’s continue to pursue this, Chris to work with Paul and Justin to keep this moving. Maybe toss out a last change request to those specifically post
 - Brian Gannon – what is our board’s role on the decision on the individual plats specs and requirements for a shed plan?
 - Eric – is there a way to update definitions/language within the covenant to give more clarity for certain situations?
 - Lisa – Anytime you change covenants, you have to vote and amend them. Is there a way for the board to vote on amendments, without having to have a plat approval of 66.7%?

Financial Committee Update –

- Members: BJ, Eric, Mindy Webb, Shannon Tuhn, Sandy Cowie, Jessica Heneley, Al Nielson, Brian Gannon
- No additional update, will be meeting the week of March 22nd, and will talk more about insurance quotes and starting further beautification projects.
- Brian – any discussion regarding our article 4 of covenants – defines assessments and how they are to be charged. Section 2 and 3, between regular assessments and special assessments for capital improvements? His concern is that he doesn't think they have been followed? Distinguishes difference between day to day necessary operation assessments vs special (capital improvements, large projects, moneys held). When we maintain our reserves and assessments at a level that precedes our members the ability to vote. Eric to review further.
- Dustin – Al made suggestions on how much our holdings are worth. Should we actually get a property assessment done for neighborhood? At the time we can in the future, people passed currently.
- BJ – The term we were referring to above was a Reserve analysis. The finance committee established that we have roughly \$385,000.00 in asset value, and set the reserve based on the concept if all assets were destroyed in say a disaster, what we would need to replace those assets.
- Dustin – encourages finance committee to discuss this further.

Snow Removal / John Deere Financial –

- Did anyone follow up with the board on snow removal with the John Deere facility? A homeowner did reach out, and file a formal complaint with Lisa. Recommendation for future noise complaints is have the individual/homeowner reach out to the company that houses the complaint activity, or contact a city administrator to issue a formal complaint.

Open Forum

- Rod – They have been noticing folks are driving faster down Newgate this year even over last year. The Johnston PD set up speed traps last year, but as soon as they were gone, issue started up again. May be a good idea to send out a formal reminder to the HOA Facebook Page and kindly remind folks that as it gets nicer, more and more foot and bike traffic will be occurring in our neighborhood, and to please watch your speed.
- Lisa – added Johnston Traffic Complaint form to our website. Lisa has been asking residents to submit these as often as you observe issues. The more we complain, the more awareness the Johnston PD will have about the issues.

Adjournment – 8:00 p.m.

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