

GREEN MEADOWS NORTH OWNERS ASSOCIATION

ZOOM Board Meeting/Internet Conference

April 18, 2021

Board Members Present:

- **BJ Fuhrman**
- **Eric Biase**
- **Chris Moe**
- **Paul Wanderscheid**
- **Justin Strodman**

Absent Board Members:

- **Will Berndt**

Management Company Present:

- **Lisa Logsdon**

Homeowners Present (in person, or via Zoom Call): Minger, Grymm2, Jean Schlichtemeier

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

- Welcome and Introductions done by Chris Moe

FINANCIAL REVIEW:

Current Financial Status:

- Presented by BJ Fuhrman
- 3 CD's, currently valued at \$34,364.99, \$34,488.71, and \$25,607.09
- Current Status at Grinnell Savings Bank: Checking = \$43,288.
- Current Status at Grinnell Savings Bank: Savings = \$81,643.11
- Current Total Liabilities and Equity = \$222,276.44
- 14 association members with aging accts receivables, 1 is under \$235.00 threshold = \$3,555.00
- Lisa confirmed 2 have been sent to collections, with \$500.00+ Balances. Additional will go out soon
- 11 Members have credit, overpaid at one point total = \$671.00
- Lisa to BJ – Reminder, one of our CDs is scheduled to mature on the 28th of May.
- Eric – we should speak with a financial adviser, and/or the finance committee, to see if there are any members that can provide any feedback or recommendations on what to do with the funds. Not a big fan of CD's.
- BJ – recommends we let the CD expire, and roll the funds into Savings, and then reinvest it once we have a better idea of what our options are
- BJ Motions to roll funds from CD into Savings, 2nd by Eric. All in favor, motion passes

March Meeting Minutes:

Motion to approve April Meeting Minutes by BJ, 2nd by Paul. All in favor, motion passes

New Business:

- Ash Tree Causing Damage to Yard and Sidewalk
 - Homeowner Lois Stetson reported that an Ash Tree, which she assumed was planted in the past by the HOA, has roots that are impeding the sidewalk and are above ground on both lawns. She has had several companies come out and determined that the tree was planted too shallow, causing them to grow upward. She is asking the association to reimburse her for having the tree removed and the stump grinded down.
 - Dustin - Certain items like trees, planted by developer, are part of subdivision and home purchase. Those items can cause damage, but are of the homeowner's responsibility to upkeep and repair damage if caused.
 - Eric – supports that this is the property owners responsibility and no responsibility on HOA
 - Paul – the city will sometimes mark and warn you of issues like this, such as the sidewalk needing to be repaired, then repair and bill you, but hasn't gone to that level.
- Neighborhood Activity recommendations from Eric
 - Neighborhood garage sale
 - Neighborhood cleanup
 - Shelter near lion?
 - Add additional book exchange boxes
 - Rocks in Circles changed to grass
 - Bench, memorial for pets of GMN, Movie Night
 - Paul – can talk to the city to check on clean up tool availability, maybe neighbors can also focus on cleanup of own properties
 - Justin – possibly neighborhood cleanup day could work in tandem with city wide clean up
 - Justin will post an item event on Facebook to gauge interest in neighborhood garage sale weekends, hopefully sooner than later to avoid hotter weekends and getting too close to the start of school
 - Eric - August 6th and 7th – HWY 141 sale, stay away.
 - BJ – sooner than August, earlier in summer, not quite so hot
 - Eric also recommended a movie night possibly renting or purchasing a large movie screen, projector, and speakers
 - Paul to check with Library on screen availability.
 - Lisa recommended calling Fun Flix Outdoor Movies, a vendor locally that rents movie screen and projectors – Justin will call.
 - BJ suggested we check with City on Insect Control for the night of that movie.
 - Lisa said our lawn care company can do a treatment about a week prior to the event, and that should help with the bugs

Old Business:

- Insurance Policy Review
 - Eric received response from our agent and representatives. Nothing back yet, but has filled out some quote request forms. Currently gathering more info about our policy.
 - Eric requested to add non-owned vehicle liability policy quote

- Eric requested a cyber policy update, and was given a quote, using Harper Steam Boiler (SP?), to execute this. Eric not a fan of this firm, as they have been known to be extremely difficult to work with in the past
- Eric also requested a quote for a half million dollar policy for Cyber Protection as well as one million dollar policy quote. This includes a defense level of unlimited , damage of 500k or 1 million dollars
- Property coverage, 80% coinsurance is the better.
- More to come!

- Shed Committee Update
 - Members: Chris Moe, Dustin Creech, Jean Comito, Josh Lovstad, Justin Strodman, Karen Janssen Lee, Lindsie Davenport, Paul Wanderscheid, and Rod Stevens
 - Justin presented an overview of the draft of the new covenant, stating reasoning behind what was included vs not.
 - Eric – Impressed by language. Disappointed that larger property sizes were not taken into account when determining max shed size per lot square footage
 - Efforts were made to follow Johnston City Code as much as possible, to avoid any further liability or excess project management and approvals from the GMN HOA Board.
 - Lisa offered to put shed covenant into legal format, make revisions, and then have an attorney review for final update to covenant.
 - Eric to provide recommendation for XL lots only, as soon as possible.
 - Justin and Chris to work with Lisa on a notice letter to homeowners about the vote by plat process possibly upcoming for shed consideration.
 - Jean confirms we would need to update article 1, sec B, which prohibits sheds and playhouses, in our covenant.
 - Lisa confirms we would update with this proposed amendment.

- Financial Committee Update
 - Members: BJ, Eric, Mindy Webb, Shannon Tuhn, Sandy Cowie, Jessica Heneley, Al Nielson, Brian Gannon
 - BJ asked to confirm dues: \$50.00 for 30 days late, \$5.00 per month after that.
 - Lisa – Yes, correct. We send monthly invoices to delinquent. Automatic lean is placed on house, once they become delinquent, in any dollar amount. To file for Collections on a homeowner, the cost is \$250.00 per occurrence. We may need to revisit covenant and bylaws, and reevaluate interest rate.
 - Lisa - Statements do not mention a lean on home, or anything about any hardship issues that might be happening with the homeowner. We can include covenants on statement, to remind homeowners of lean on home possibility for late payments or non-payments.
 - Eric – the Iowa State law allows for breaks on extra circumstances that affect life. Eric will pull so we can review. He recommends we leave dues as is.
 - Jean asked if we send more reminders to folks, with the state of the world, maybe we are putting extra pressure on people that isn't warranted at the moment.
 - BJ – where it's at right now, after \$50.00 initial late fee is assed to our current \$175.00 yearly dues, the updated total would be \$225. With our current plan set at not submitting for collections until a homeowner hits the \$500.00 total delinquent balance, and at \$5.00 per month after the initial moth, it would take 55 months or just over 4.5 years to get to the \$500.00 level we have deemed to as "time to submit to collections."

- Grymm2 (homeowner): Just as a neighborhood member, would it be worthwhile to give a friendly reminder that the dues create a lien against the home. Also perhaps a comment that if they are in financial hardship that the board is willing to work with them?
- Dustin – recommends against adding a hardship request to the reminder statement, as homeowners have the ability to contact Lisa if additional assistance is needed.
- Motion to approve this process by Chris, 2nd by Justin, all approve, motion passes.
- BJ – Beyond that, the finance committee has not met since our last meeting, so nothing new to report.

Open Forum

- Dustin – should we add a pole out on Facebook to see what community improvements would be most warranted by the homeowners?
- Chris – Asked for feedback and opinions of the group on Metronet, and their somewhat lacking of reseeding promise after new media boxes are installed throughout the neighborhood – did they put grass back where they “dug?”
- Lisa – Metronet has a link on their website for restoration issues, recommends we add this to our website and Facebook page, for those who may need to issue a review or file a complaint.
- Chris to add link to website

Adjournment – 7:45 p.m.

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