

GREEN MEADOWS NORTH OWNERS ASSOCIATION

ZOOM Board Meeting/Internet Conference

October 16th, 2021

**Board Members Present:**

- **Dustin Creech**
- **Justin Strodman**
- **Christopher Moe**
- **Paul Wanderscheid**

**Absent Board Members:**

- **Eric Biase**
- **Allyson Palmer**

**Management Company Present:**

- **Lisa Logsdon**

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

- **Shari**

**Meeting was called to Order by Dustin at 6:35 p.m.**

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

**FINANCIAL REVIEW:**

**Current Financial Status:**

- Presented by Justin Strodman
- 2 CD's, 1<sup>st</sup> currently valued at \$34,488.71 (Bankers Trust), and 2<sup>nd</sup> valued at \$25,607.09 (Grinnell State)
- Current Status at Grinnell Savings Bank: Checking = \$1,864.62
- Current Status at Grinnell Savings Bank: Savings = \$106,521.90
- Accounts receivable = \$2,000.00
- Current Total Liabilities and Equity = \$170,482.32
- **Motion: Dustin motions to approve financial Status, Christopher 2nds, All in favor, motion approves**

**March Meeting Minutes:**

- **Motion to approve by Dustin, 2<sup>nd</sup> by Christopher. Motion approved.**

**New Business:**

**Common Area Map and Updates**

- Dustin met with Al Nielson in regards to the tree maintenance and also our ownership of areas/common spaces, and what we are responsible for maintaining. A request was placed by our current landscaping company for a map of these common areas, to ensure only the approved areas are serviced and maintained.

- Al Nielson confirmed to Dustin that we did donate the Peckham Street green area to the City. The Polk County Assessor hasn't updated their website to reflect this change so Dustin is working with them to get this updated. That way we can be removed from responsibility on this moving forward.
- Paul – does the city maintain the trail as well? GMN had to repair trail in past. Trail only was then given to city for snow maintenance.
- Lisa to provide the trail agreement with the City to board for review.
- Paul – On 86<sup>th</sup> Street, in front of the wall, from Newgate towards 70<sup>th</sup> Street, who mows outside the brick wall. Is that on the homeowner, or are we responsible for that? Al didn't indicate, but Lisa confirms we mow and remove snow from that area. Dustin will add that and brick wall to the map.
- Paul – requests Dustin add the lions and brick walls, as our responsibility as well.
- Dustin – revamped map will be updated by Nov 1st to share with the board.

#### Trash Clean Up Day

- Any further development?
- Tentative Date – November 3rd, 5:30 – 7:00
- Lisa – we initially had 4-5 volunteers, couple dropped out due to it being a Wednesday, with church events going on for their families.
- Dustin to contact Eric to follow up on status, and update everyone via email and re-post to Facebook as well.

#### Old Business:

##### Annual Meeting Locations and Board Positions

- Stoney Creek – no returned calls after 4 tries, so giving up hope they would like our business at this point.
- Justin to follow up with Allyson about any options she has made contact with, or continue to search for a location.

##### Shed Committee Update

- Members: Chris Moe, Dustin Creech, Jean Comito, Josh Lovstad, Justin Strodman, Karen Janssen Lee, Lindsey Davenport, Paul Wanderscheid, and Rod Stevens
- Attorney Changes – Paul asked for confirmation on the verbiage for the storage shed definition, on page 1. Lisa to have Anna update the verbiage to reference Size & Height requirements section of amendment, rather than list the “Less than 256 ft” range on page 1.
- Lisa to have Anna also add our architectural variance form and verbiage at end of doc to state how to formally apply for a shed construction project, assuming your plat has executed an approved vote.
- Should we execute the vote for these at the same time as the board member votes for the Annual Meeting?
- Justin – Let's start with plat 5 as a test vote, as we have several confirmed homeowners with in that plat that are already interested in this. We can use this as our “plan” for executing any other plat vote, as it is requested by a homeowner, and proceed from there.
- Justin formally requests a shed plat for Plat 5. Paul 2nds.
- Group re-confirmed initial ballot submission process, given 30 days to reply. Anyone who does not respond, from the voting plat, within 30 days, will have a 2<sup>nd</sup> response sent, and will be given a second 30 day window to decide. Any no vote beyond that will be considered a no vote

## Financial Committee Update –

- Members: Eric, Mindy Webb, Shannon Tuhn, Sandy Cowie, Jessica Heneley, Al Nielson, Brian Gannon
- 2022 Budget – Eric needs to have a meeting prior to the Annual Meeting.
- Lisa – need to have budget approved by November. We are required to notify of any changes to dues, budgets, etc., 30 days prior to it happening.
- Dustin will follow up with Eric

## Trash Can/Compost Bin Violation Resolution

- Lisa – attorney wanted to be certain that we are ok with proceeding with small claims, and not take full action against him.
- Lisa – burden of proof is on him and our attorney has been made aware of this. This has not been done.
- Lisa will proceed with issuing these small claims
- Continuing with last meetings majority agreement to move forward with small claims on the homeowner.

## Boat Violation

- Lisa – Process Update with Current Voilation – violation has been reported and submitted, based on the homeowner exceeding the 7 days out of a calendar year that they are approved to store an item such as a boat or camper in their driveway. A warning was sent out, and then followed up with a hand delivered violation. The homeowner has 60 days process to correct violation. If the violation is not corrected at that time, the board can start fining said homeowner. In this case, fines would begin first week of November.
- There are currently 2 New notifications that came in today for the same violation. A Pontoon on Westfield Circle, and a boat on Cowden Drive
- Dustin – lets add this to the Annual Meeting Agenda and Discussion Topics
- **Dustin motions to send warning letters to 2 new violators, Justin 2nds, all in Favor, motion approves.**
- Lisa – homeowner will be told they need to contact her when the issue is resolved, in the letter.

## Open Forum

- Chris – who will be running the website moving forward? Lisa will run it for now. Who will monitor the [GMNJohnston@gmail.com](mailto:GMNJohnston@gmail.com) email account? Who should take over that account? It's tied to square space for the website. Not much activity beyond that.
- Dustin – let's get the board decided in November, and figure out who will manage this moving forward. Maybe one of the general board members can manage this. Make agenda note who can manage website and email moving forward.
- Dustin – Paul, do you have any passion to be the secretary for the board moving forward? His concern is that he sometimes is joining us from his phone if he is traveling, so being a secretary would be a struggle in those instances. Let's offer the position up at the Annual Meeting and see if anyone else who could be more dedicated to the position is available.
- Paul – Asked Lisa if we can simply rearrange the board with that little formality? Lisa confirms yes, Neighbors/Members vote in board members, board chooses what position they hold/fill.
- Dustin – motivation behind the restructuring to position those who are passionate about these roles. To ensure that we have a strong group who are all passionate about bettering green meadows members and looking to help with improving the experience of doing so.

- Dustin – A part year resident contacted Dustin and wanted join, but will be half here, half California. Board agrees that's not the best choice at this time
- Dustin – Facebook question arose, do we feel if we volunteer to be on the board, should we have our yearly dues waived?
- Chris – better to waive fees, not necessarily pay someone for their role. Good question to bring up to the Annual Meeting. Ask the homeowners for their opinion on this. Would like to avoid this being the sole motivation for signing up to be on the board.
- Lisa – correction, must have 7 board members, amended recently.
- Dustin – dead tree on south side of Newgate. Been dead for two years. How often do we have the grounds crew guys come out? Can that be removed?
- Dustin – Al asked if our landscaping folks could remove guy wires. Lisa can have her guys pull the stakes out on island on Newgate.
- Give green space to City – Dustin likes keeping it and having control of our own common areas.
- Lisa – city is going to turn that over the Park and Rec. Could have a dog park or playground in the common area.
- Fertilization – Dustin – did we contract for 4 treatments per year? Lisa confirms its set up for a 5 Step program, including grub treatment. Based on previous year's ground conditions. When do we renew contract. Go out for bid in February. Let's chat about it in February. Or can we go down to 2?
- Can we update greenery on cul-de-sac circles? As plants die, don't replace, and consider adding rock? – This might be worth asking the homeowners who live around these islands.
- Al asked if we can, as we have in the past, take boxes of gifts/candy to Police, Fire, Facilities, and Ground Crew. Dustin recommends we pass this idea on to Shannon to execute by way of the
- Welcome baskets – Dustin met with Shannon, and she put together a concept plan for having a tea towels, crinkle paper, gift basket bags and ribbon, which are the only things we'd need to buy in bulk to be cost effective. The others would be purchased each month, with custom branded cookies, and an information sheet as well. Shannon just needs to know the best way to make those purchases
- Dustin – Lisa, on average, how many new residents per year.
- Lisa - This year, around 20 years, on average, 3-5 per year.
- Dustin – 2020 Budget - we of course estimated low this year, due to the hardships of Covid and such. Dustin recommends going back to normal dues and estimate a bit closer, so we aren't in the black moving forward.
- Next meeting date is our Annual Meeting, on November 16th @ 6:30 pm, location TBD

**Adjournment – 8:02 p.m.**

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