

GREEN MEADOWS NORTH OWNERS ASSOCIATION

BOARD MEETING AGENDA

ZOOM Meeting/Internet Conference

October 20th, 2020

Board Members Present:

- Dusty
- Brian G
- Chris
- Justin
- BJ

Absent Board Members:

- Will

Management Company Present:

- Lisa Logsdon

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

- Katie Strodman (homeowner)
- Jean (Homeowner)
- Eric Biase (Homeowner)

Meeting was called to Order – 6:30 p.m.

- Chris called the meeting to order and began having Justin review our finances, up to date prior to our meeting

I. **CURRENT FINANCIAL STATUS:**

- Collected Past Due HOA Dues (plus interest) = \$250.00
- GMN membership dues down to \$594.00, which Lisa hopes we can clear up soon
- We incurred \$555.00 in Landscape maintenance
- We incurred \$200.00 in legal fees
- We incurred \$856.00 in tree care
- Current Status at Grinnell Savings Bank: Checking = \$4,681.88
- Current Status at Grinnell Savings Bank: Savings = \$91,447.31
- Current Total Liabilities and Equity = \$188,674.19
- Total Current Assets: \$188,080.19
- Upcoming expenses = n/a
- Motion to approve BJ , Chris 2nd, all approved

- Post Financials Discussion:
 - Lisa said that someone else had come out and taken care of the down tree along Newgate, which was over the walking path. Lawn Junkies, who she contracted to take care of it, instead took care of stump grinding that needed to be done.
 - BJ asked if winterizing of the irrigation system needed to be don't still. Lisa stated that this had already been taken care of.
 - BJ to review budget recommendations from Lisa, prior to Annual Meeting
 - Brian had requests for updates to the minutes, a review based on the summary prepared and delivered before the previous meeting. Lisa emailed Dannelson, asked them to review all plats, and how broken down. Simply asked them if this is according to plat or all 288 homes collectively. Are included in majority or does each plat vote independently.
 - Justin Motion to amend minutes , BJ 2nd: , all approved

I. Vote to Approve September Meeting Minutes: Vote to Approve: Christopher, Justin 2nd, all approved

II. **NEW BUSINESS:**

- a. *Upcoming Meeting Dates –*
 - a. *Tuesday, November 10th Annual Meeting, Location and Agenda TBD*
 - b. *Tuesday, December 15th – Location TBD*

III. **MEETING DATES:**

- a) As noted above, next meetings will be our Annual Meeting, on November 10th, followed by December 15th, 2020, all at 6:30. Locations again will be determined closer to the event dates, and based on the current status of the pandemic, and our ability to secure or not secure the library that we have used in the past.
- b) Justin to follow up with Johnston School district options for hosting at least the Annual Meeting if not more. Will also follow up with Stoney Creek Lodge and Hilton Garden Inn, for possible meeting locations. Results to be sent to the board for review via email later this week.
- c) Questions discussed based on the idea of voting, vs proxy vote based on ballot. It was agreed by all that we will more than likely not be able to vote for amendment in November, based on the fact we have not heard from legal yet in regards to the review of our covenant. And based on the additional research into specs and plans, creating a voting plan, etc. before we can host an actual HOA Vote.
- d) Brian asked will amendment discussion matter. If individual plats have ability to delete or amend their own covenants? This is not their decision. Board is party that amends these covenants, not the plat. Weather by plat or association, board still has to vote. Brian thought when it was managed by Green Meadows Limited. In terms of controlling covenants, it's up to individual plats. We are in charge of enforcement. Lisa asks who would draw up amendment then. Dusty says we the board would write it up. Brian's expectation was that the vote was at the plat level. Legal opinion will determine if it's all 286 units or 2/3 of each plat.

- e) Group agreed that we will call a special meeting to vote about this, down the road. No way to get this all in place by Annual Meeting. Mail amendment on one side, denial on other. May have to go door to door. If they don't return it, it's a no vote.
- f) Eric asked if survey question results more or less in favor of sheds. Chris reviewed numbers from previous notes. 66.67 Yes, 33.33 no, total yes 122, total no 61. Both survey monkey and postcard. Total response was 183 people.
- g) BJ asked, say it goes the way of the plat, is a no vote a no? So example plat 3 has 41, you have to have 2/3 of that 41.
- h) Lisa recommends putting a committee together to research and present shed restriction plans. Put it back in their lap.
- i) Move of November meeting / annual meeting to the 10th, to try and avoid Johnston School District Parent Teacher Conference Night, and hope for stronger attendance of annual meeting.
- j) Annual meeting topics to date would be to Elect New Board Members and Adopt 2021 Budget. Discussion of Covenant amendments with consideration for shed option will be pushed to a special meeting to be scheduled later (see further notes below).
- k) If Board Members know if anyone who would be interested in joining the board, please reach out to them and gather a commitment (3 year min term), by the end of October, so Lisa can create a voting ballot based on current and new possible members
- l) Jean was asked of interest in joining? – kindly stated no thank you
- m) Eric Biase offered his name into consideration for one of the available positions.
- n) Eric also asked if we have insurance for board members coverage and bonding. He offered to look into it and make sure the policy is up to date. Lisa confirmed we are covered by American Family Insurance, for a \$2,000,000.00 policy. Eric defined how the policy should read, but feels we should have to pay more than \$600/yr. Lisa and Eric have never had a claim against an HOA, so it's rare. Lisa states, we pay \$125.00/yr. for our current policy.
- o) Lisa also confirms we also have liability insurance for common areas too.
- p) Lisa to pull info on current board member terms and verify who has terms expiring soon. Brian may not fill in another spot after his term expires this year.
- q) We will have 2-3 board positions open for vote. If you are interested in filling a board position, please send one of us your name and email address, so we can add you to the ballot for vote on the 10th. Each board position is a 3 year commitment.
- r) Please keep in mind, our board is voted in by the homeowners, so we need a good representation at this meeting to do so. This is the time for folks to be heard, so please plan to attend if you can. More will be posted on Facebook prior to the meeting.

IV. **OLD BUSINESS:**

- a) Update on Attorney's Opinion on Covenant Amendment by Plat
 - As discussed above, we are still waiting for results from legal. Board agrees to call a special meeting to discuss results and updates, once we have those in hand.
 - The idea is to mail out proposed amendments to all home owners or plat members, let them vote that way.

b) *Storage Shed Restriction Ideas* –

- Email sent in from homeowner, Paul Wanderscheid, in regards to hopes and considerations for the board in regards to consideration for covenant change vote, in regards to sheds and shed restrictions

V. **OPEN FORUM:**

- Rain king winterized the sprinkler systems already
- All light posts have been painted
- Wall sealing - Lisa hasn't heard for sure, but the vendor we contracted to do this is very backlogged. May be looking at summer 2021 at this point to get this done.
- As mentioned above, tree stumps have all been ground from the storm damaged trees back in August.
- Landscape Company – Lisa will put out for bids again in Feb.
- Selma Snow removal – Lisa hopes to renew the contract with them, as they are the best price wise and provide great service as well.
- Flashing lights in stop signs - Lisa will talk to City about possibility of happening in our neighborhood. The temporary speed cam only does so much, so the hope that a more permanent structure would provide a more permanent reminder to keep the speed down.

VI. **ADJOURNMENT** – 7:47 p.m.

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