

GREEN MEADOWS NORTH OWNERS ASSOCIATION

BOARD MEETING AGENDA

Christopher Moe's Driveway / ZOOM Meeting/Internet Conference

September 15th, 2020

Board Members Present:

- Dusty
- Willie
- BJ
- Brian G (via Zoom)
- Chris
- Justin

Absent Board Members:

- None

Management Company Present:

- Lisa Logsdon

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

- Carol Walker (In Person)
- Paul Wanderscheid (In Person)
- Rod Stevens (Zoom)
- Scotty Janssen (Zoom)
- Scottie Scholton (Zoom)
- Rick Bratrud (Zoom)
- (Apologize for anyone else I missed)

Meeting was called to Order – 6:38 p.m.

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

I. CURRENT FINANCIAL STATUS:

- Expenses from Tree Removal and Repair = \$7,474.78
- Collected Past Due HOA Dues (plus interest) = \$303.75
- August collections of \$1,314.00 to accounts receivable, majority based on collection of past due/uncollected association fees
- Outstanding Balance Dues still short from 7 members
- Current Status at Grinnell Savings Bank: Checking = \$12,713.07
- Current Status at Grinnell Savings Bank: Savings = \$91,414.92
- Current Total Liabilities and Equity = \$196,078.99

- Total Current Assets: \$197,122.99
- Upcoming expenses = wall maintenance and stump grinding
- Vote to approve Justin , BJ 2nd, all approved

II. **NEW BUSINESS:**

- Tree Storm Clean up along creek and trail* – Lisa has gentleman off of Lenham, where trees have landed on his fence. City says it is the HOA's responsibility to cover cost and removal of trees. Lisa to reach out to her contacts, and have the trees removed and cut into chunks, and leave in ravine. Homeowner will be responsible for fence repair once tree has been removed. Willie provided trail easement agreement. We are responsible for trees, homeowner is responsible for fence. Willie asked if homeowners insurance would cover the removal as well. City's answer is that it's an easement which we own, so we have ownership of the tree, and must remove it on our tab. BJ asked if we should have the area surveyed for any possible future trees that might be an issue. Lisa made a good point that, based on the Derecho, and the high winds that accompanied the storm, if they were ready to come down, they probably would have. Will still have the Tree Removal Company take a peek and make sure that there aren't any glaring concerns with any other trees.
- Food Truck Thursdays* – Dustin provided an updated after our First Food Truck Thursdays even. 140 plates sold, which was deemed by the Food Truck Company as wildly successful. Dustin is working on lining up new trucks to continue this tradition. Hot Tamales and 515 Pie are suggestions. Same location. BJ suggests an early November event, to help promote the annual meeting at the same time.

III. **MEETING DATES:**

- Next meeting will be October 20th, 2020 at 6:30 pm, followed by one on November 10th (Annual Meeting), and 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.
- 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.
- Justin to look for interior options moving forward based on every changing weather

IV. **OLD BUSINESS:**

- Majority Vote Needed for Covenant Amendment by Plat (Attorney's Opinion)
 - Discussion was started by Lisa
 - Homeowner Mindy Webb offered to provide legal assistance in to what we should ask the attorney to confirm and report back on.
 - The board agreed to take her well put together report, and ask the attorney to use this in specific focus of covenants review. Board agreed that while Mindy's report was thorough and beneficial, keeping this strictly independent of anyone who lives in GMN would be the best plan of attack

- Lots of back and forth discussion on again, where the voting and amendments come from
- Discussion had as well on when voting for any amendment to covenants, is the % needed for a yay vote based on the total number of people in attendance during the vote, or the total residents of said plat, or further of entire neighborhood?
- Dustin 3 for 3 on split reasoning on interpretation of covenants over past three meetings. This is why we need a review of documents, to create one, understandable by all, document, to refer to moving forward.
- Dustin Motions, BJ 2nds, take Mindy's recommendation and provide to attorney review of covenants, \$2,500.00 max budget (**see Motion 2 below**)

b) *Storage Shed / Above Ground Pool Survey –*

- Results emailed to board and posted on Facebook. 66.67% approval on sheds, 33.3% no. Above Ground Pool results were 48.63% approval on above ground pools, 51.37% no. Total of 183 of 284 homeowners responded.
- Lisa shared a rules and regs doc from other neighborhoods she manages and discussion of putting together a cost estimated for a shed that falls within this criteria was requested. Piggy backing on processes from other neighborhoods, the criteria discussed would be permanent concreted flooring or base, materials and colors of used for structure, square footage of shed based on size of lot it would reside on, upkeep rules, as well as initial design plan approval by appointed HOA member.
- Discussion again, in regards to shed vote will requiring 66.7% of attendees at meeting, and the possibility of a follow up to those who don't/can't attend. Must have quorum first, and those who sign in, vote at meeting, with follow up sent out again via survey and/or postcard
- Dustin (question) – how did trash can screening for trash can view vote happen? Lisa said that they had adopted a rule, not amend a covenant. Further discussion to be had at October meeting, prior to Annual Meeting / Scheduled Vote.

V. **OPEN FORUM:**

- Dustin – a board member leave since last meeting. Lisa was asked to provide an update on this change. Lisa – Al Nielson resigned 2 weeks ago, decided it was a good decision and time to resign. Board agreed to wait for annual meeting to vote in a new president, with Christopher Moe, stepping in from his Vice President Role, to fill the President role until November 10th meeting. (**See motion 3 below**).
- Dustin – prudent to look into one grounds crew to take care of our landscaping needs. Lisa agrees, it's easier to manage one. Hard to keep track of multiple entities and getting their jobs done. Landscaping, irrigation, weeding, mowing, etc. Lisa to make recommendations on a single entity business to cover all needs, discuss and vote at October meeting.
- Scottie – Hampton and Wickham – need circle cleaning work done
- Rod Stevens – asked about playsets and considerations for closeness of placement to neighbors lot lines, etc. Dustin to review city regs and provide an update to board.

- Above ground pools discussion was had, board agreed to follow the city regulations, and not allow temporary pools deeper than 2 feet. Agreement also came based on the results of the survey/postcard discussions from previous meetings.

MOTIONS/VOTES

- **Motion 1** – GMN HOA to cover cost of tree removal from homeowner’s fence, with Removal Company cutting tree into chunks and leaving them in the ravine.

Votes:

Will – YES

Chris – YES

BJ - Motion

Dustin – YES

Justin – YES

Brian – 2nd

- **Motion 2** – GMN HOA agrees to have Independent Attorney review covenants, with recommendation report from homeowner Mindy Webb taken into consideration, and deem what the correct and legal ruling should be on covenant changes, voting, amendments, and plat renewals. \$2,500.00 max budget agreed to by entire board. Lisa to provide any requests for further information, extended budget, or any other needs of the attorney, to be considered.

Votes:

Will – YES

Chris – YES

BJ – 2nd

Dustin – Motion

Justin – 2nd

Brian – YES

- **Motion 3** – *Resignation Acceptance of Al Nielsen* – Lisa provided an update on the resignation of now former president Al Nielsen, with Vice President Christopher Moe filling in the President’s position until November 10th meeting. Board agreed to wait until then to accept new applicants and officially vote on new positions

Votes:

Will – YES

Chris – YES

BJ – YES

Dustin – Motion

Justin – 2nd

Brian – YES

VI. **ADJOURNMENT** – 7:37 p.m.

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