

GREEN MEADOWS NORTH OWNERS ASSOCIATION

ZOOM Board Meeting/Internet Conference

September 21st, 2021

**Board Members Present:**

- **Dustin Creech**
- **Justin Strodman**
- **Eric Biase**
- **Paul Wanderscheid**
- **Allyson Palmer**

**Absent Board Members:**

- **Will Berndt**
- **Christopher Moe**

**Management Company Present:**

- **Lisa Logsdon**

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

- **Al Nielsen**
- **Tammy**

**Meeting was called to Order by Dustin at 6:36 p.m.**

- Welcome and Introductions done by Dustin Creech

**FINANCIAL REVIEW:**

**Current Financial Status:**

- Presented by Allyson Palmer
- 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 = \$24,910.86
- Current Status at Grinnell Savings Bank: Savings = \$116,499.28
- Accounts receivable = \$1,835.00
- Current Total Liabilities and Equity = \$203,340.94
- **Motion: Dustin motions to approve financial Status, Justin 2nds, All in favor, motion approves**

**March Meeting Minutes:**

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

**New Business:**

**Will Berndt Resignation from Board**

- Will shared his resignation with Dustin from the board as of today, September 21<sup>st</sup>, 2021
- Will be looking to fill his spot with a 1 year term left, come our November Annual Meeting

## 9027 Lenham Drive

- Lisa - Repeat Violator with Boat being stored in their driveway. Covenant state that an item of such can only be stored in driveway for 7 cumulative days out of a calendar year, and we have gone far beyond that.
- Notice was hand delivered to homeowner, asking to fix violation, September 10<sup>th</sup>, 2021
- No contact from homeowner and violation continues
- Chris Moe had informed homeowner of the fact that this continual storage of boat in driveway
- Paul – recommends reissuing a letter against stating fines will begin starting October 1<sup>st</sup>.
- Lisa says our covenant states the homeowner has 60 days from the date the warning is issued to fix the issue, or fines will begin. That would have files starting on November 10th
- Eric – recommends we as a board have an alternate discussion to really map out the fine structure, and have a consistent plan moving forward.
- **Eric - Recommends staying consistent at \$5.00 per day, once the 60 days have passed, for now, Justin 2nds, All in Favor, Motion Passes**

## Tree Clearing

- Couple of trees removed on Newgate
- Tree Trimming Scheduled on Saturday.

## Tree and Shrubbery Overhand on 86<sup>th</sup> Street

- Justin brought up the issue of the Sidewalk along 86th street, in front of wooded space between Green Meadows Townhomes and John Deere Financial, has loads of overhang, causing issues for bikers and walkers alike. His wife contacted the City and they called back and said it was taken care of. Upon inspection, they did nothing so she called back, and someone else said "oh that's GMN's responsibility.
- Need to confirm who is responsible for that. Neither we nor the townhomes are responsible for 86th Street, so I would think that's City responsibility.
- Lisa believes that's the City's responsibility, but will check with GMN Townhomes President at their annual meeting this week, to see if they have ever been approached by the City or any residents about this issue.
- **UPDATE** – Justin received a call from Tracy at Johnston Public Works, and after reviewing the property maps and such, this area is considered part of the City Right of Way, so it is on the city to maintain. They will send someone out soon to clean this up.

## City of Johnston Fall Cleanup – Tree Branch and Limb Drop Off

- November 4<sup>th</sup> – 6<sup>th</sup>
- Drop off for Johnston Residents only, at no cost, at the Public Works Building at 6400 NW Beaver Drive
- Will be required to show proof of Johnston Residency
- 7:00 am to 6 PM on the 4<sup>th</sup>, 7 am to 3:30 PM on the 5<sup>th</sup>, 7 am to 12 pm on the 6<sup>th</sup>
- Justin to share on Facebook page

## Neighborhood Trash Clean Up Day

- Eric recommends November 2<sup>nd</sup>, post trick or treating, to walk along streets, public spaces and bike trail, to clean up trash
- Paul to check with City on borrowing grabbers and equipment
- Dustin recommends a good showing from board. It was noted that November 2<sup>nd</sup> is an election night so another date might be needed for this event. But everyone to check their calendars and get back to the board on dates that would work.

## Old Business:

### Shed Committee Update

- Members: Chris Moe, Dustin Creech, Jean Comito, Josh Lovstad, Justin Strodman, Karen Janssen Lee, Lindsey Davenport, Paul Wanderscheid, and Rod Stevens
- Lisa – David Morse was provided with covenant changes for shed amendment and has had them since mid-August. He has not replied with any updates.
- Lisa then forwarded to Anna Melon @ Whitfield and Eddy, for review and hopes to hear back within a couple of days on this.

### Financial Committee Update –

- Members: BJ, Eric, Mindy Webb, Shannon Tuhn, Sandy Cowie, Jessica Heneley, Al Nielson, Brian Gannon
- Eric – Group has yet to meet since BJ left the board
- Lisa confirms last formal meeting was on June 1st
- Eric to schedule a meeting with the committee soon.
- 2022 Budget – Lisa would like to know what she needs to do to help establish this for 2022
- Lisa usually puts a draft together, and will do so again this year, to share with board and finance committee.

### Trash Can/Compost Bin Violation Resolution

- Lisa – our attorney asked if we should proceed with collections.
- Board had asked to send them to collections, not litigation, via email, for a Small Claims judgement
- Further discussion was had about the fact that the homeowner has been notified of violations several times, refuses to take the proper steps to correct the infraction, and is responsible by way of the verbiage in our letter, that if they do correct the violation, are responsible for providing proof to the board that they have done so. We have not heard from the homeowner of any updates. At this time, to maintain the integrity of the covenant and rules that all homeowners agreed to, we must proceed with the next step of sending the homeowner to collections.
- **Justin motions to send him to collections, Eric 2<sup>nd</sup>'s, All in Favor, Motion Passes**

### Wall Repair

- Rod Stevens made a comment to Lisa that the work done on the wall looks great!

### Open Forum

- Dustin – if you know of anyone who is passionate about the community, helping with neighborhood events, let's reach out. Let's embrace the positive direction the board is going, and look to add folks who can help further that cause.

- When does Lisa need to know the possible names for consideration for our November Annual Meeting and two open board spots? Lisa would like to get Annual Meeting notices out by end of October
- Lisa recommended contacting a Hampton Inn for our annual meeting as most have really nice Conference Room options. Allyson to check in Hampton Inn downtown
- Justin to call Stoney Creek and gather pricing for their meeting space as well.
- Dustin will send out a Facebook notice. And share with Lisa to email out to the email list and post on the website.
- Justin – Reminder: The Annual Meeting and voting in new members will be Tuesday, November 16<sup>th</sup>, at 6:30 pm. Location is still TBD. Spread the word. Nominations going out here soon!
- Lisa – are we ok with shutting down the irrigation? Usually shut it down end of September. **Eric motions, Dustin 2nds, All Approve.**
- Next meeting date is October 19th @ 6:30 pm, location TBD

**Adjournment** – 7:43 p.m.

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