

GREEN MEADOWS NORTH OWNERS ASSOCIATION
ZOOM November Board Meeting/Internet Conference

November 16th, 2021

Board Members Present:

- **Dustin Creech**
- **Justin Strodtman**
- **Paul Wanderscheid**
- **Eric Biase**
- **Allyson Palmer**
- **Christopher Moe (Outgoing)**

Absent Board Members:

- n/a

Management Company Present:

- **Lisa Logsdon**

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

- Al & Helen Nielsen
- Richard Proctor & Jil Proctor
- Edin & Sikiric Muheljic
- Mark Cottrell
- Jean Schliklier
- Sandy Cowie
- Carol Walker
- Linda Enerson

Meeting was called to Order by Dustin at 6:45p.m.

- Welcome and Introductions done by Dustin Creech
- Board Introductions followed by homeowners introductions
- Dustin – Recognized Christopher Moe for his time and service on the GMN HOA Board, as outgoing VP. Thank you Chris, for all you have done for GMN.

October Meeting Minutes and 2020 Annual Meeting Minutes Review:

- **Motion to approve October 2021 Minutes by Dustin, 2nd by _Paul. Motion approved.**

FINANCIAL REVIEW:

Current Financial Status:

- Presented by n/a (*no quorum, so no official meeting was recognized*)
- 2 CD's, 1st currently valued at \$34,488.71 (Bankers Trust), and 2nd valued at \$25,607.09 (Grinnell State)
- Current Status at Grinnell Savings Bank: Checking = \$7,397.48
- Current Status at Grinnell Savings Bank: Savings = \$96,545.07
- Accounts receivable = \$2,170.00
- Current Total Liabilities and Equity = \$166,208.35

- **Motion: _n/a___ motions to approve financial Status, _n/a___ 2nds,**

Election of Directors

- Dustin – had a bit of change within the board over this past calendar year. Will Berndt, a longtime resident and board member, had to step down from his position last month. BJ Fuhrman also had to resign his position. Allyson Palmer filled BJ's spot in a temporary role as treasurer for the GMN HOA.
- Due to falling short of our required 29 attendee quorum by 3 members (26 total), we are not able to nominate new prospective Board Members at this time. This will be revisited at our meeting in December, when we will essentially “redo the Annual Meeting.”
- Prospective members looking to join the board.
 - Allyson Palmer, took over as a temp board member role as part time member when BJ Fuhrman had to leave his role with the board.
 - Shannon Tuhn, who has already gotten a good start on several neighborhood social activities and projects, such as the food truck event, and the welcome baskets for new neighbors. Her goal is to continue to grow the connection amongst our neighbors within GMN through several events throughout 2022.
 - No other volunteers at this time, Dustin requests any other volunteers, or anyone homeowners may know that would consider a spot.

Board of Directors Update

- Overview of Financial Status

New Business:

Common Area Map and Updates

- Dustin – after much discussion with the City, about the public space on Peckham that was deeded to the City years ago, as well as discussions about the tree trimming issue with the last project we contracted, Dustin created a much more organized plot map for Lisa to use with all of our contractors, the city, etc., showing exactly what is considered our property and what is not. The hope is that this streamlines our contractor services and alleviates some questions as to what is ours vs not.

Tree Trimming

- Al – a couple of additional trees that are in need of trimming of the lower limbs
- First tree is off Newgate and Fulton and is pretty well gone. Needs to be removed. Lisa to contact our trimming service to remove
- Second Tree is another half dead tree in same area, on the far west side of GMN, off Peckham. Dustin to head over and assess the condition of this tree, and possibly work to remove this as well.
- Incorrect Tree Trimming – This has been recognized not only by our board, but also our contracted trimming company as an error. Errors happen, and the provide has been made aware of this situation several times, including in process by Dustin and Al. Al is worried that the Bill was pretty high for incorrect service. Lisa will work with the provider to see if we can gain any credit for this year's trimming service due to the error.
- To Date, no homeowner who had their trees incorrectly trimmed, has filed any sort of complaint.

Peckham Area

- This is still considered GMN property, even though it has been formally deeded to the City. The City simply hasn't recorded ownership with Polk County Recorder as of yet.
- Lisa and Dustin both are in communication with John Schmitt's to schedule a time very soon hopefully to sit down with the Polk County recorder and sign off on this transfer officially.

Ground Fertilizing

- Al - Why are we paying for more treatments beyond the 2 agreed to treatments?
- Lisa and Dustin - Additional areas needed grass enhancement treatments, due to struggling to come back from the previous year, so the board voted and agreed to additional treatments to help bring those areas back.
- Board agreed to go back to 2 treatments moving forward, and will re-evaluate as the seasons change, if any adjustments are needed on that.

Old Business:

Shed Committee Update

- Members: Chris Moe, Dustin Creech, Jean Comito, Josh Lovstad, Justin Strodtman, Karen Janssen Lee, Lindsey Davenport, Paul Wanderscheid, and Rod Stevens
- Justin provided and review of the past 18 months, and the processes put in place by the Board along with those mentioned above on the Shed Committee.
- Lisa – the final verbiage was provided to our attorney, for review and to be put into place. From there, her goal is to execute our first plat vote request, for plat 5, as per Justin's request, no later than December 1st, 2021.
- Home owners who were unaware of this process asked several questions about the size and placement requirements if a shed were to be approved for their plat. Justin confirmed based on the set specs and parameters agreed to by the Shed Committee and HOA Board.

Financial Committee Update –

- Members: Eric, Mindy Webb, Shannon Tuhn, Sandy Cowie, Jessica Heneley, Al Nielson, Brian Gannon
- Because we did not have quorum for tonight's meeting, the formal budget could not be 100% approved.
- Due to time constraints with ending the year on time, and ensuring that dues are collected in a timely manner for 2022, the board did execute a vote on the dues amount for 2022
- Dues: last year \$175.00 per household
- Concerns have been expressed from homeowners on amount of money we currently hold.
- Dustin and Eric - We do need adequate funding for a possible catastrophe, such as major damage to the wall, irrigation systems, etc.
- Eric recommends 3 times the annual budget for a year of reserves (Equating to around \$180,000.00)
- Dustin – We as a board, are not looking to sit on large sums of homeowner' money. Based on our estimated budget for the year, we are just looking to maintain, not excessively grow the accounts
- Dustin proposes: \$200.00 annual dues for this upcoming year. We reduced the costs last year due to COVID-19, and feel this small increase will hopefully cover the continual increase in costs of service for or providers, etc.

- Chris 2nd's, Eric approves, Paul approves, Justin approves, Allyson approves. Motion passes for \$200.00 per household, for 2022 Dues.

Boat Violation

- Violation was reported for a homeowner on Lenham Drive, who was storing his boat in his driveway. Violation warning was sent
- Homeowner has since moved the boat elsewhere.
- Board agrees that its time to set a precedence on issues like this. If a violation is reported and confirmed, we will act quicker moving forward, to ensure correction happens swiftly.

Open Forum

- Next meeting date is TBD
- December 21st would be our next scheduled time slot, but with that being the week building up to the holidays, the board agreed moving it a week earlier might be our better bet.
- Monday, Dec 13th was offered as an option. Justin will confirm a location ASAP, and from there we can share the formal invite on Facebook, and Lisa can send out invites and proxy votes for the event.
- Current Proxies can carry over to next meeting. Those in attendance tonight are welcomed back for the next meeting as well, in hopes of meeting our quorum of 29 minimum.
- We received a total of 13 total proxies tonight

Adjournment – 7:50 p.m.

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