

GREEN MEADOWS NORTH OWNERS ASSOCIATION  
ANNUAL BOARD MEETING AGENDA  
JOHNSTON PUBLIC LIBRARY – WEST MEETING ROOM  
NOV 19, 2019

Board Members Present:

Dan  
Brian G  
Chris  
Brian P

Management Company Present:

Lisa  
Dale

Homeowners Present:

Sharon Arnold  
Eric Biase  
Dustin Creech  
Huey Foo  
Michael Gillespie  
Al Nielsen  
Jill and Richard Proctor  
Kathryn and Justin Strodman  
Carolyn Walker  
Chuck Watkins  
Willie Berndt  
Adriana Moe

- I. Call to Order – 6:40 p.m. – Brian P
- II. Quorum Established – 30 owners present
- III. Welcome & Introductions
- IV. Election of directors
  - a. 4 needed, 4 elected
- V. Review of 2018 Annual Meeting minutes
- VI. Financial Review

- a. 2019 Expenditures
  - 1. Good financials coming from new management company
  - 2. Roughly \$3,000 spend each month, and \$6,000 income each month.
  - 3. Good cash flow, allowing for recommendation of lower dues - \$200 per home.
- b. 2020 Budget
  - 1. Discussion about trees and holding on those spend due to heavy equipment eventually coming in to correct the creek (city spend).
  - 2. No other large capital projects on the horizon yet.
  - 3. Discussion about CD structure – ladder setup
  - 4. Discussion about snow removal – price and location

VII. New Business

- a. Can a member give a full review of our insurance coverages. Lisa will handle.
- b. Everyone is happy with the new November annual meeting.
- c. Another tree on Newgate needs to come down on South side, at the western end of GMN. Lisa will handle.
- d. Sheds! 8 different plats. Sheds are not allowed under current covenants. Would require 2/3rds of membership to approve. Concerns are rising crime, deteriorating sheds over time. But the HOA is not against sheds. What if we conducted an informal poll to determine the feasibility of getting all the covenants updated to allow sheds with rigid restrictions? Lisa will send out an email to the membership to measure intent using an online poll, with restrictions.

VIII. Welcome to new members

IX. Adjournment – 7:20 p.m.