

GREEN MEADOWS NORTH OWNERS ASSOCIATION  
BOARD MEETING AGENDA  
JOHNSTON PUBLIC LIBRARY – ARCHIVE MEETING ROOM  
Sept 17, 2019

Board Members Present:

Dan  
Scott  
Chris  
Brian P

Absent Board Members:

Scottie  
Brian G

Management Company Present:

Lisa  
Dale

Homeowners Present:

Al  
Willie  
Adriana Moe  
Carolyn Walker  
Dustin

- I. Call to Order – 6:35 p.m. – Brian P
  
- II. New Business
  - a. Choosing tree replacements
    - a. A variety provided by Lisa – all low maintenance – to be between Newgate and the sidewalk along the south side of it.
    - b. Bradford Pear requested by Al.
    - c. Each tree suggested around about \$400, planted.
    - d. Lisa will get some plans figured out with the landscape designers and then we will decide what works best.
    - e. We will plan \$3k-\$5k.
    - f. Timeline to figure out – before trees go dormant.
    - g. Likely move toward Spring planting.

- b. Al would like Lisa to find out about city council meeting notifications and agendas

### III. Financial Review

- a. 2020 Budget review
- b. Shut off irrigation now? – Yes, OK'd by board
- c. Still have three outstanding account receivables.
  - a. Management association has sent emails to attempt collecting. And notices have been posted on their front doors.

### IV. Old Business

- a. Reaffirmation of Covenants – two plats were expiring by next year and the lawyers will have the documents ready by next meeting
- b. Ice Cream Social Participation – about 130 people+! Weather was nice overall. Total cost was \$470. Facebook likely helped attract more people this year. Should plan to do that again next year.
- c. Late Fee – Legal opinion is that we should stop after first \$25 and then charge interest thereafter, likely remove old late fees from overcharged.
  - a. 12%-15% interest is common at other HOAs. Some manual work for managing it, but likely only a few homes will apply.
  - b. What about next year having a \$50 late fee (since it can only be done once), and then a 1% per month, with a \$5 min each month. And also what about offering a discount to pay by an earlier defined date than by due date. Or to pay online (ACH) to avoid mailings for some??
  - c. 2020 late fee confirmed by board to be \$50, with 1% per month thereafter, with \$5 min each month.
  - d. Could put reminders on FB.

### VI. Open Forum

- a. Stump on Newgate – end of Newgate entry island, on South. Been there for 3 years, needs to be removed. We will review.
- b. Christmas Lights – We just need an electrician out there for an outlet on each island. Al's guy (Mo) is going to call Lisa. No – Lisa is going to call Al. Mo will buy them, install them, and store them. Start small with just Newgate entry island and Lyndhurts entry island. And wreaths on entry lights. White lights, to match the street lights.

- c. Big tree at entry on Newgate in island is starting to push on the entry wall. Will likely need to be taken out so it doesn't take out the wall. Could it be trimmed?
- d. Running Stop-signs – Police department form to be posted on website and then post about it on FB.
- e. Lisa will call city about trimming tree around the crosswalk near bridge.

V. Upcoming Meetings and Other Important Dates

- October 29, 6:30, Library
- November 19 (Annual Meeting)

VII. Adjournment – 7:45 p.m.