

GREEN MEADOWS NORTH OWNERS ASSOCIATION  
BOARD MEETING AGENDA  
JOHNSTON PUBLIC LIBRARY – ARCHIVE MEETING ROOM  
Feb 18, 2020

Board Members Present:

Al  
Dan  
Dusty  
Willie  
Brian P  
Brian G

Absent Board Members:

Chris  
Brian G

Absent Management Company Present:

Lisa  
Dale

Homeowners Present:

-none-

- I. Call to Order – 6:35 p.m.
  
- II. Financial Review
  - a. Outstanding dues
    - i. 3 homeowners are a couple years behind and will be engaged by our lawyer... David Morse.
  - b. Bank account opened at Grinnell Bank – \$25k and a 22 month \$25k CD (2.4%) from savings.
  - c. Assets are up \$50k. Total \$215k.
  - d. Are there any other outstanding dues that are mistaken? One known right now. Let's have Lisa look into this.

### III. New Business

- a. Mediacom/CenturyLink/other (private contractors) tearing up the common ground along 86<sup>th</sup>, south of Newgate.
  - i. If they come back, we should call Johnston Police dispatch (515-278-2345) and report a truck trespassing. Include company name and license number, and unit number of the truck. Then police will call the company to follow up. Also call Officer Grandon at 515-334-2342 and leave a voicemail.
- b. What about using Paul Hagen for weeds/garbage in common areas? \$15/hour, probably about 5-6 hours per week. He wants us to pay for his insurance too – approx. \$350. Board votes and recommends him buying his own. Al is not going to ask him to do it now. Else, maybe having him talk to the Association management company about working together with them as a growth opportunity.
- c. Board would like to see the insurance certificates from all our vendors. Lisa to provide.
- d. Neighborhood watch program. Recommending the Nextdoor app. Al has an old list of participating homeowners. We could have Chris Moe advise of the program to see which neighbors are interested on FB/website – not yet.
- e. Chemical treatments – Al has seen Lawnjockeys doing the property that we've given away to the city. Doesn't want to see that anymore. Al would like to know how many pounds each bidding vendor is going to use. It should take about 2000 lbs, he says. Al also recommends we only use pre-emergents in the area along the creek since it will be torn up at some point. Dan would like to keep treating all areas until we know otherwise. Let's get quotes from multiple vendors from Lisa. We need to ensure they are quoting on the correct square footage.
- f. Al to find out when the walls were last sealed from Lisa and/or wall vendor.
- g. Board makes decisions based upon a vote, Lisa implements decisions. Neither individual board members nor Lisa are making unilateral decisions affecting the neighborhood.
- h. Chris Thomas (irrigation) – Overbilling? Startup – \$135; 5/6 – replaced heads; Monthly inspections – \$65 (x4); Shutdown – \$75. Chris needs to be onsite when the startup happens in case of damage due to issues

- identified by Al from the shutdown! We should go out for bid and include him to keep him on the hook. Check his insurance.
- i. Let's have Lisa keep us in the loop on when all vendors come to do the work so Al and Willie can oversee.
  - j. It would be nice to begin coordinating mowing vs. sprinkling/rain. Is this possible, Lisa?
- III. Old Business
- a. Soma – signed contract.
  - b. Trash can violations – How many were sent out? Board votes/agrees to cancel bills already/recently sent and to send out notice to previous bill recipients identifying their bills as now cancelled. But also notify them that it was their only warning – fines come next time. New policy is a single warning and then fines on a 2<sup>nd</sup> time. Board approved.
  - c. Need to identify the board meetings on FB/etc earlier than currently doing.
  - d. All memo's going out to members need to be copied to board too.
- V. Upcoming Meetings and Other Important Dates
- March 17
- VII. Adjournment – 8:05 p.m.