

GREEN MEADOWS NORTH OWNERS ASSOCIATION

BOARD MEETING AGENDA

ZOOM Meeting/Internet Conference

June 16, 2020

Board Members Present:

Al

Dusty

Willie

Brian P

Brian G

Chris

Absent Board Members:

Dan H

Management Company Present:

Lisa

Homeowners Present:

Mark and Jill (Residents/Realtors)

Scottie Janssen

Scott Scholten

Justin Strodtman

Eric Biase

BJ Fuhrman

Mindy Todd-Webb

Joe Brooks

Emily Chafa

Jean Comito

Michelle

Adriana Moe

Calvin Williams

Watkins Family

#### I. Call to Order – 6:35 p.m.

Al called the meeting to order and began discussing Old Business Item IV.-a. Storage Shed Survey:

Al invited Mark and Jill (GMN Residents/Realtors) to discuss benefits of community covenants and the impact that sheds would have on the neighborhood and home values. Dusty stated that after the May 2020 meeting he contacted an Iowa Realty Realtor, licensed Iowa Appraiser, and The Polk County Assessors dept. The general reply from those parties is that a shed that is not resin or metal that is anchored to a concrete slab and is covenant regulated adds value to a home. Per the Polk County Assessor's office, there is no study to indicate that a shed has a negative impact on a neighboring property.

Further questions were asked in regards to how many votes would be required by the community to modify the covenants. General reply a 75% majority vote of the subdivision is required to modify the covenants.

Chris is to follow up and send a web based survey to the board for review prior to sending out to GMN. Survey is estimated to be sent to the board for review the week of June 22<sup>nd</sup> 2020. Survey projected to be sent out to GMN homeowners prior to July 2020 HOA Board Meeting.

#### II. Financial Review

- a. Assets are up \$22k from last year. Total \$211k.
- b. Eric asked if there are any additional amenities (i.e. benches, a pool house) that are desired for GMN. Brian P stated that there were no motions or research to add any amenities to the neighborhood. Scott indicated that there is not much open land available.
- c. Eric suggested that we may want to increase deductibles for any buildings and asked to review the insurance policies for GMN.

#### III. New Business

- a. Covenant Enforcement – Policing Grounds: A discussion was had about policing grounds. The current practice is that if a homeowner files a complaint about a violation then the board will investigate the complaint and vote on a remedial action if required. Lisa offered that her company can police the grounds but does not believe that the homeowners of GMN would feel that is a good use of GMN financial resources. Al asked for a price quote from Lisa for the service. An agenda item will appear on the July agenda regarding the necessity of having a service hired to police GMN for violations.
- b. Landscaping Maintenance
  1. Al stated that his goal is to oversee the entryway into GMN to have the entryway comparable to the neighboring Augustine subdivision east of 86<sup>th</sup> Street.

2. Al discussed past business discussed at the May 2020 meeting that the GMN boundary wall had been damaged from the sprinkler system in previous years and that the board had approved a \$23,000 wall improvement project (i.e. resealing the wall, repairing grout and failing bricks). Brian P. asked for before and after photos to post to the GMN website to show the homeowners what they are getting for their homeowners dues. Justin agreed that pictures would be nice. **Al offered to take photos of the entry wall with his telephone's camera.**
- c. Covenant amendment request to allow above ground pools

A homeowner request was made to temporarily allow for 2020 an above ground pool with safety fencing. The request was made with respect to the impact of the worldwide COVID-19 pandemic shutting down area pools and children not having access to pools for the summer. The property owner discussed in the following year, a below ground pool would be pursued.

It was stated that the covenants do not allow above ground pools. Lisa indicated that a temporary variance could be allowed, but advised that this was not recommended because this would set precedent for future variance requests and such request would require a temporary covenant conditions, etc. In addition, the City of Johnston has in place several criteria for private pools.

**Al asked Chris to add to the shed survey a question on whether or not to modify the neighborhood covenants to allow above ground pools as that would require a subdivision vote.**

Scott discussed how this is a special situation in the history of America and a variance should be allowed to give children the option to get outside and utilize a temporary above ground pool.

Jill and Lisa discussed how much of a liability private pools are for homeowners and items such as safety fencing should be used.

Brian P. indicated that a pool that is 24" and deeper is regulated by the City of Johnston.

## **MOTIONS/VOTES**

A motion was proposed to allow a temporary variance for a 1 season above ground pool deeper than 24" with safety fencing.

Votes:

Al – NO

Will – NO

Chris – NO

Brian P – NO

Dustin – YES

Brian G – NO

A follow up discussion was had for the other homeowners that requested the temporary variance for above ground pools during the summer of 2020.

It was suggested that kiddie pools less than 24" in depth could be used in the rear yards of homes as these are not regulated as pools by the City of Johnston. In addition, these pools are not regulated by the GMN covenants. Slip n slides were suggested for use on personal properties in rear yards.

Reiterated that Chris is to add above ground pools to the shed survey.

d. Meeting Notices – Post on Website, Email to Owners

Chris is to follow up and send a web based survey to the board for review prior to sending out to GMN. Survey is estimated to be sent to the board for review the week of June 22<sup>nd</sup> 2020. Survey projected to be sent out to GMN homeowners prior to July 2020 HOA Board Meeting.

e. Upcoming Meeting Dates (ZOOM)

Tuesday, July 21 (Dusty suggested to have a meeting at the common area (typically where the ice cream social is held instead of a ZOOM conference) Post meeting, AI offered to host the July 2020 HOA meeting in the driveway of his home.

Tuesday, August 18

Tuesday, September 15

IV. Old Business

a. Storage Shed Survey (See above)

b. Trash Cans

At the May 2020, a complaint was received against a homeowner who had his/her yard waste bin outside of the dwelling in the sideyard behind the garage but remained within public view.

The existing covenants were read by AI which states:

*M. Items such as Garbage cans, clotheslines, lawn or garden equipment, building materials and other similar items shall be placed out of public view. Firewood shall not be stored on the front side of a house. Furthermore, any repair of motorcycles, automobiles, vehicles or boats shall be done out of public view.*

AI indicated that the homeowner was in violation of the covenants. Street View Pictures from Google Earth/Maps were shown via ZOOM of the Yard Waste Bin in question.

Dusty indicated that specific homeowners should not be indicated during HOA Board Meetings.

A discussion was had about how the Board typically enforces a trash can violation. A certified letter is issued to the homeowner. They are given 60 days to remedy the violation. If the violation is not remedied, then a fine is levied until the violation is remedied.

Al indicated that an email was sent to the homeowner with yard waste bin in violation to move the bin to the rear yard. Al stated that the homeowner did want to comply with that remedy.

### **MOTIONS/VOTES**

Al motioned to fine the homeowner for not remedying the action.

Dusty objected to the motion because the homeowner did not receive a certified letter and has not been given 60 days to remedy.

Dusty made a new motion for the homeowner to build an outdoor screen to shield the bin from public view.

Willie seconded Dusty's motion

Brian P amended the motion to be: The homeowner is to build an outdoor screen to shield the bin from public view or move the bin from public view to fix the violation. Motion amendment agreed upon and Brian P Votes YES

Chris Votes YES

Brian G Votes YES

Al Votes YES

**Lisa is to send out violation certified letter to homeowner**

**A follow up discussion is to be had at the July 2020 board meeting to define Public View for future reference for similar violations**

V. Open Forum

### **RESIGNATIONS**

Dan Hitchcock (Secretary) resigned from HOA board (written resignation via email).

Al desired to vote in a replacement board member during the meeting. Chris and Lisa stated that we should advertise for this position first and vote in a new member at the next meeting. Jean asked if the board members are to be voted in at the annual meeting only. Al stated that the bylaws indicate that the board has the right to vote in a new member in the event of a board member resigning.

### **NOMINATIONS**

Al nominates BJ Fuhrman to fill Dan Hitchcock's board position

Dusty discussed that the current GMN HOA board does not have any representation from the homeowners that live south of NW Newgate Dr.. Dusty pointed out that the decisions made by the board are from residents that have three and four car garages and that the people that live south of NW Newgate Dr. who have two car garages and should have a voice on the board. Al stated that there are

two different neighborhoods within GMN and that the homeowners that live north of NW Newgate Dr. should not have to suffer because of the home sizes and lot sizes of the homes that are south of NW Newgate Dr.

Dusty nominates Justin Strodman (resident south of NW Newgate Dr. to fill Dan Hitchcock's position.

Both candidates BJ and Justin present their backgrounds and discuss their qualifications and desires to be on the board.

Brian P (Treasurer) announces that he will be resigning from his position at this meeting as well and is relieved there are two potential candidates.

It was decided that Justin would fill Dan Hitchcock's Secretary position and BJ Fuhrman would fill Brian Petrack's Treasurer position. Dan Hitchcock's term was set to expire December 2021. Brian Petrack's term was set to expire December 2021.

**VOTE:**

Vote to elect both BJ Fuhrman and Justin Strodman.

Dusty: YES

Willie: YES

Al: YES

Brian G: YES

VI. Adjournment – 8:55 p.m.

Al motioned to adjourn the meeting. The meeting was adjourned.