

Green Meadows North HOA – Oct 6, 2016 – 6:00

Kip

Dan

Scott

Rob

Chuck

Zach (Stanbrough)

Cassandra

Mike

Meeting called to order by Chuck

Kip seconded

Called to order

-Review of last meeting minutes

-81 people at the ice cream social – spent \$550-\$600

-New business – tree, grass, snow

-Bids for snow included a map

City follows 2” rule

With Beaver Creek Elementary walking rules now (less bussing), we probably need to add salt or ice this year

Salt will wreck grass

Sand will provide traction

We don't manage the bridge to BCE

-We need to get the commons area off our books. We still own it even though the city is already mowing it. We need to follow up with Mr. Smit at Johnston City – Zach will do it.

-We are responsible for changing lightbulbs on our lights – not city.

The replacement part (“cap”, plus what is inside) for the pole is about \$1000. We can buy it from the previous bidder, or we can go try to find our own.

There are 30 lights and to switch to LED would be about \$2400.

Rob is about 600-700 in right now. Save about 400 total from previous bidder

Insurance hasn’t approved anything yet - Travelers insurance. They want a price guarantee, not just a quote. Rob is going to see what the parts cost will be overall.

Should we just do the LED switch now?

We are going to ask Mr. Smit about going in on it with us since they pay electricity and we will save them some money.

Is the rebate plan still for this since it may be for the municipal?

We need to talk to Mid-American and Johnston about the rebates and cost share.

Zach will call Mr. Smit and have his admin research with Mid-American.

Middle of next week will be the latest response from him.

Rob will continue researching part costs for non-LED.

-Dues status – Zach already talked to Mr. Moore.

Cory Wagner wanted to pay us without his late fees. Zach said no. We’ll see if we get paid. Board decided not to release him of it either.

Daniel Stewart - \$290

David Christiansen – payment arrangement through David. 10 payments left, monthly.

Michelle Keith - \$590 – Michelle has pattern of not paying until into 1000s. Lawyer recommended not dealing with her yet because of her pattern.

Rajeev Gupta - \$590 but lives in India now?? We may have to eat it. Nope – there’s a house still owned so there’s an automatic lien on the house already. We should probably file a lien. Court costs of about \$85 would also go to Gupta too. We need David to reassure us. Is he on the title or is he an expat? He is on lien. We are going to have David advise.

-We switched account signors.

-Tree cutting and such... since we don’t have authority to tell homeowners to trim trees over sidewalks, Zach will talk to Mr. Smit about enforcing it with homeowners.

-South entrance looks trashy. Rain King hasn't been back out yet. Could Soma do it? No – they don't do it. We need to hit Rain King again since we've already paid for it. And we need to likely move away from them next year. Soma mows. Rain king does irrigation, weeds, etc.

-We need to go to the bank to get a check to give Zach to deposit into the credit union account.

We are going to hold Rain King billing (for irrigation) until they fix South entrance.

Cassandra is going to get a check for \$10,000.

-No Sept financials yet.

-There is a nice new young tree by the bridge that needs to get trimmed. Zach also identified that there are some other tree issues. There are still some storm damage items too. Zach to drive around next week to mark trees. Rather than wasting time getting bids, we'll just use Lounsbury again.

-We need to find out from Johnston City (Mr. Smit) what the status is of the creek rework project. We also think the city has responsibility for the bigger trees along the creek.

-Snow bids – Zach to find out how much Soma will charge for salt or sand.

-Second house on Newgate has out-of-control backyard. What can we do? Mike argues it is out of our jurisdiction. Bylaws do require "mowed and free of debris". Are we comfortable sending a letter? Yes – we are going to send a "nice" letter.

-Letter was sent to new people, welcoming them.

-No homeowner's present.

-Next "meeting" to be at HFC at time TBD. Cassandra to look at time availability at HFC. Shooting for 7:30 to align with Chuck's availability.

-Website ideas are different. Our idea is to have a GMN personal website. Stanbrough can do for about \$1000 and then about \$20 per month. We should probably just use Wix or something. Maybe don't do a website, but rather an app??

Chuck motions to close

Kip seconds

Meeting adjourned