

GMNHOA Board Meeting Agenda
Tuesday January 16, 2018
6pm – Cassandra Haller’s House
6730 Cheldon Ct.

Board Members Present:

Dan
Cassandra
Scott
Mike
Rob
Brian

Absent Board Members:

Kip
Scottie

Management Company Present:

Sue Clark

Homeowners Present:

-none-

- I. Call the Meeting to Order/Approval of the Agenda
 - Mike called meeting to order

- II. Public Comments
 - none

- III. Review of Minutes from the November 7, 2017 meeting – attached
 - No changes

- IV. Financial Update
 - Review of Financial Information

 - Review of past due HOA dues – Filed liens

- i. Question about overdue accounts – what happened to one of them?
Cassandra has an email out to Zach already, but no answer yet.
- ii. Sue is going to have new statements sent to those on the aging report including the overdue amounts
- iii. 45 day process for doing collections – lien is already there – need to file a money judgement - \$85 to file, \$10 with return service. We need to make sure that those we spend time and money on are able to pay it. Mike and Cassandra thought we were already done with all that.
- iv. Sue to follow up with Zach to determine status of all aging items.

V. Old Business

- Website – Cassandra has been working on it by herself. It will be done this week. Why doesn't it show up with a Google search? It does, but it is 3 pages deep. Do we need to start searching it more so we can get up higher in the search results? Sue to look into it. Cassandra is going to give our website address to all the local realtors.
 - i. Sounds like we need more (other) websites to link to use. And the title tags and head sections need to be more searchable with keywords.

VI. New Business

- Management company transition
 - i. Bank accounts
 1. Switched. Stanbrough is off everything. Can close everything now. Sue is on checking account. Nobody has done online banking setup yet.
 - ii. Financials
 1. Sue has year-end financials, but will have to convert them since her QB version is older than Zach's. Tax return will be getting done on time.
 - iii. Other
 1. Sue has the mailbox key and has already reached out to our previous vendors too.
 2. Money is already rolling in. Water, insurance, energy have already been switched.
 3. Did we ever get the money back from the LED rebate? Sue to ask him. Back in July, Zach was to have drafted a letter to MidAmerican. Rob to get with Sue to give her a complete update from start to now.

- iv. Who clears snow from our bike trails? We need to ensure we aren't paying Soma AND the city is doing it too. Sue to check with the City.
- City ditch project on trail
 - i. Mike wants Sue to touch base with Dave at the City of Johnston about the presentation from the meeting with the affected homeowners. Mike re-summarized what he thought was the meeting. Is there a storm water agreement between the HOA and the City? Sue to look into it. About 6 houses are affected.
- Annual meeting – Feb 20 (Library)
 - i. Introduction of Sue Clark
 - ii. Change in the bylaws and quorums
 - 1. Sue recommends putting a stamped self-addressed envelope in the mailing with the proxy letter. All agree to do it.
 - iii. Financial review (copy of balances as of 12/31/2017) – Cassandra
 - 1. Sue to bring copies of budget. Plus they were already included in the billing statement mailings. Budget (ONLY) can be put on the website. Cassandra to add it.
 - iv. Recap of the years projects
 - 1. Walls/Lions
 - 2. Tree removal
 - 3. Other items to be discussed???
 - a. Rob wants to discuss sheds
 - 4. Historical spending analysis
 - a. Last year we moved money over to reserves in a CD at Bankers Trust (20% of our budget, rounded up). CD comes up in February – all are okay to renew for 1 more year.
 - 5. Election of board members
 - a. Nominations can be mailed in
 - b. Nominations can be made at the table
 - v. Sue is going to email a general template for order of events at the annual meeting.

VII. Complaints/Violations –

- -none-

VIII. Upcoming meetings & Other Important Dates

- GMNHOA Annual Board meeting 6pm @ JPL – February 20, 2018
- Board meeting 6pm March 20, 2018 (proposed)

- Board meeting 6pm May 15, 2018 (proposed)
- Board meeting 6pm July 17, 2018 (proposed)
- Board meeting 6pm September 18, 2018 (proposed)
- Board meeting 6pm November 13, 2018 or Annual meeting???? (proposed)
 - i. Everyone on the board to confirm these dates for 2018 overnight tonight.

IX. Sue has two items:

- Insurance premium renews Feb 14 – Rate change TBD – Sue to look into history.
- Bylaw amendments signed by Mike and Dan.

X. Adjourn