

Green Meadows North HOA meeting – July 18, 2017

Dan

Mike

Cassandra

Zach (Stanbrough)

Scott

Rob

Scottie

Absent: Kip

Public comments – We took down 4 trees but didn't do stumps. Mike states that Item G coming up will address that. Now it's a willow bush that is about 5 feet high from the stump already.

No minutes from last meeting – lost in computer crash.

Financial info

- One member double-paid – David Collison
- T&M lawn care was Kip's guy (filler)
- One overdue ex-member lives out of country. Lawyers didn't recommend going after him due to cost. New lawyer can do it cheaper. No lien against him because he's out of country, but there is a lien against the property.
- Cassandra has concern that the due's affidavit isn't truly a lien. Some don't even look at those during a title search.
- McCormick and Assoc. bills 33% of collected amount. Else \$85 court fee. Wouldn't collect until house sells. Board votes to file liens for both - no objections.
- Other lawyer costs \$500/hour.

Old Business

- Chris Thomas (irrigation and landscape update) – meter didn't get winterized last fall. City of Johnston found same thing. Meter has been replaced now. Needed to be set by a plumber. Up and running though. Chris hasn't submitted any bills yet. North entrance up and running plus clean up center and along 86th. South entrance trimmed trees, irrigation okay (only a few heads replaced, backflow okay), southside of blvd had a curb giving way so it was dirted and re-sodded. Peckham/Newgate irrigation system wouldn't fire by the controller. Even a factory rep was conferred with. That's a two wire system – wasn't communicating correctly. Traced wires, found problem in common area north on Peckham. Aeration cut lines – city. That system is great – designed to be expanded – it currently waters only 11 zones of 48 possible. All along Newgate isn't watered. System could water all the way down to 86th if we wanted. Initial cost came in at about \$42k.
- Rob has concern about the city driving over it and wrecking a new system when they tear up the trees. We'll have to discuss with city regarding right of way, liability, etc.
- Chris said we may be watering too much. We'll need to watch the bills.
- Property turnover has been with Johnston City for 3-4 months now. Should be through city council now, and with the state. Zachary to check in with City to find out the status of this.
- We will continue watering for the time-being, but we'll back down to twice a week along Peckham now.
- Concern over the give-back of the property because once we give it to the city, we can't control whether or not they water, and when they wreck our system from future aerations, etc.
- Chris doesn't think much of the wall issues on the north entrance are due to irrigation – just time.
- Shane (City of Johnston) called the other day and said that the condo association has been paying our bill since one meter goes to both our systems down by Lyndhurst. It might not be a meter at all – we could be getting it for free. Chris doesn't think there is a meter.
- Will call them again tomorrow to check S/N of meter
- Zachary said that there is an issue with the evidence of insurance for Chris since we don't have a contract. He has to write it up. He told Cassandra it was done about a week ago.
- 8/27, 2-4pm for ice cream social. Same area as last year. Need a few people to bring tents. Ice cream is set up. Bounce house too. Cassandra will bring a card table.
- Website update – Tracy – went through a few different templates. Place holder pictures in there. Need to adjust the mobile settings. About us – there isn't much for history yet because Cassandra hasn't written it up yet. City and school links to be added. County assessor too. Combine board tabs. Add Resident info tab. Let's go live by 8/11. Earlier won't hurt. www.greenmeadowsnorth.com. Final bill to be sent after we go live. We will control it thereafter.
- MidAmerican update... Rob called them. They are saying that a custom rebate should have been done ahead of time. We didn't replace the entire fixture, but we did replace the entire component. We need to write a letter to them NOW. Zach to draft a letter, working with Rob.
- SOMA doing a good job.

- Kip got a quote from A+ for weed control/fertilizer/grub control. No objections – approved to proceed with A+. Zachary to reach out to kip for details.
- Stump removal for 4 trees. Kip to shoot an email with the cost.
- Newsletter – add website launch date.
- Leaving in tree trimming statement about us doing it and billing them.

New business

- Shed covenant discussion – concern about losing control. Probably better to discuss in deeper detail at annual meeting. Will do that at the same time we look to change quorum amounts etc at the same time.
- Dan Hitchcock seeks variance for 3 months of a camper in driveway for rehabbing it. No objections – variance approved. Only comment is that the board doesn't want me to come back asking for 3 more months when this variance ends. Not sure when it will start yet, but likely when it isn't summer/fall.
- Take a book – leave a book idea. Add to agenda for next meeting.

Complaints/Violations

- Jetski trailer in driveway for 'more than 7 days', but it wasn't – just 2 days.
- Semi tractor in driveway. It is against covenants. Zach sent notice. It disappeared.

Ice cream social coming up

Next meeting in library on 9/19

Meeting is adjourned.

Update:

7/19-7/20, 2017

Email from Mike to entire board identified stump removal cost at \$650. Seven (7) 'yes' votes. Stump removal to proceed.