

Green Meadows North Homeowner Association

Monthly Board Meeting Minutes

Location: Zoom Meeting

Date/Time: December 19, 2023 6:30pm

Board Member Present

Shannon Tuhn, President

Louis Galante, Vice President

Jenny McLean, Treasurer

Eric Metzger, General Board Member

Absent Board Members

None

Management Company Present

Lisa Logsdon

Homeowners Present

Justin Strodtman

Dustin Creech

Mark Cottrell

I. Call to order

Meeting was called to order at 6:36 by Shannon

II. Financial Review

Jenny provided a review of the financials

The HOA has an income of \$5,032.15 thru November 2023

The board discussed tax liability for 2023 taxes. The HOA does have available funds to pay taxes owed for 2023

The board discussed policy on outstanding dues. Currently delinquent homeowners are charged a \$50 fee and \$5.00 every month until dues are paid. The board discussed increasing late fees or other ways to incentivize delinquent homeowners to pay their dues quicker. The current practice is to place a lien on properties that are delinquent. The board decided to continue with this practice.

The board discussed six homeowners who have paid their delinquent dues but did not pay their late fees. The total unpaid late fees were \$139.50. Lou motioned to forgive late fees for 6 homeowners who have paid their dues, but not their late fees. Shannon seconded. All board members voted in favor.

III. New Business

Discussion about reaffirmation of Covenants. The HOA is in need one homeowner for plat 6, 7, 8 and 10 to reaffirm the covenants by 12-31-23. Reaffirmation of the covenants will extend the covenants for another 20 years. The residents of the plats will still have the ability to amend their covenants in the future. To amend the covenants prior to or after the reaffirmation the plat would need 67% of the residents to vote in favor of amending the covenants.

Plat 9 will need to be renewed by 12-31-24.

The board discussed sending out a mailer or email about the renewal of plat covenants, what it means and how to amend the covenants – Shannon to draft something and we will discuss in January meeting.

IV. Discussion about approving 2024 budget.

Lou asked about why dues are going up to \$235 per month. Lisa stated the increase factors in inflation for maintenance which accounts for the additional dues.

The board discussed keeping the dues the same, but the HOA would start using up the maintenance fund.

Lou motioned to approve the 2024 budget. Jenny seconded. All board members were in favor.

The board discussed work that could possibly take place by the city to revamp Beaver Creek. Eric to talk to someone at the city of Johnston about timing, if it is still planned, etc.

Lisa to post an additional map of all green space on the website

The board discussed the need to walk common areas in the spring to assess trip hazards on sidewalks owned by the HOA.

The lamp post at Lyndhurst entrance is flickering and needs to be replaced.

V. Open Forum

Eric to stay on as Secretary for the foreseeable future.

VI. Adjournment

Motion to adjourn by Lou

2nd by Jenny

All were in favor. Motion approved

Meeting adjourned at 8:28pm