

Green Meadows North HOA meeting – Nov 7, 2017

Board members present:

- Dan
- Mike
- Cassandra
- Kip
- Rob
- Scottie

Absent Board members:

- Scott

Management company present:

- Zach (Stanbrough)
- Sue Clark

Homeowners present:

- Brian Gannon

I. Call the meeting to order / Approval of the Agenda

- Motion to approve agenda – Scottie
- Second – Rob

II. Public comments

- No comments

III. Review of Minutes from the Sept 19, 2017 meeting

- No comments

IV. Financial Update

IV.a. Review of Financial Information

IV.b. Review of past due HOA dues – Filed liens

- Attorney sends out a notice 10-15 every month. Last one was 10/11. Two are above \$500. 1 went to court already (for \$890), the other is out of country. First one has a history of ignoring paying until \$1000 is reached, and then she pays all at once. Second one... Sent a postal skip letter. It's basically a certified letter to confirm or verify his residence location. Once they get that verification, then they file the lien. There is a lien on the property and there will be a lien on the owner too - \$890.

V. Old Business

V.a. Website

- Should have an update by Jan. Would be nice to report at the annual meeting

V.b. Irrigation – Winterization update

- Winterization was shut down right before Halloween.
- Rob – valves on the back wall should maybe be covered to protect them from getting turned on randomly. Behind both walls. About \$500 a piece. What about putting a locked faucet on? Rob will just take the screw and lever off for now.

V.c. Wall cleaning

- Cross Lemke came out a second time and took care of the missing places. "Looks much better" – Cassandra. There was still some confusion about the lettering needing to get repainted black.

V.d. Follow up items from last meeting - Zach

- Chris is going to do the fall landscaping – but there's no date yet. We are ready to set a date now. Zach to call him tomorrow and get back to us.

VI. New Business

VI. a. Annual meeting

- Annual meeting proposed on 2/6. There was previous discussion about snow birds not being around in Feb. Everyone is okay with switching to a November annual meeting in 2018 after the Feb one in 2018 too.
- For a quorum, we currently need 50%... 144 people. (We could hold two meetings the same day. First the special meeting, then the annual meeting. We would need to send 2 notices.) Actually, to amend bylaws, we only need 66% of the board present in person to agree. Rob motions, Cassandra seconds – moving a quorum to 10% from 50%... 29 people. No opposed. Motion

carries. (Covenant changes still require 66% of all members). Zach will create the new document amendment and get it recorded with Polk County. He'll send it to the board before filing.

VI.b. Historical spending

- We need a breakdown of spending each year – mowing, snow removal, etc. Zach has it since he took over, but it is all in boxes before that. Zach to send what he has to Mike (for part of 2015, all of 2016, and most of 2017).

VI.c. Hole by the bridge on Newgate – currently marked with pink flags

- Someone was walking across the grass with crutches and their crutch went almost halfway down a hole in the grass near the bridge. It's marked with pink flags right now. Rob's going to look at it and fill it in if needed. Else Chris Thomas can do it when he's out and about.

VI.d. City ditch project on trail

- Water is washing out backyards. It was in the city's plan to move forward in the Spring. They held a public hearing on it. The City was getting grant money from the State. Herbert Brown (Engineer) was contracted. A lot of trees were going to have to come out for access. Neighbors didn't want trees to come out. One neighbor owns a company and offered to do it but the City said "no" – they didn't want to pay for it themselves. Since at a stand-still, City pulled plug on that project from the State money. City said to talk to the HOA. They said it was our property, but they maintain it. Those neighbors are talking about doing it themselves now. Zach is seeing that it is City property – not HOA. Mike will let those neighbors know that they will have to take it up with the City.

VI.e. Snow removal – bids

- Soma was already approved for snow removal. Never had contracts before.

VI.f. Management company

- This is the last meeting with Zach (Stanbrough). Zach will provide all info to Sue for transition. Sue will notify homeowners of meetings, dues, etc. She brought a thumb drive and wants all the QuickBooks files for now and anything else digital too. Zach will also send an update after 11/30 financials. Taxes to be done by Sue. Bank accounts – Stanbrough can remove their names. Else, Sue can bring everything over to her familiar bank(s). Stanbrough will send checks over to Sue. Zach will provide PO box key in mid-December. And he will notify about anything that is ACH. Cassandra will change the contact info for the website. Zach will notify vendors if necessary, but most should go into the PO box already.

VII. Complaints/Violations

- No new complaints, including nothing anymore about the Semi parking.

VIII. Upcoming meetings and other important dates

VIII.a. Next Board meeting

- Next meeting to be 1/16 at 6PM at Johnston Public Library. Mike will book it.

VIII. b. Annual meeting

- Annual meeting to be 2/6 at 6PM at JPL. Mike will book it.
- Mike and Scott are up for re-election.
- Kip is moving out of Johnston. Rob motions for Brian Gannon to replace Kip by appointment to fill his remaining 2 years. Seconded by Scottie. All voted to confirm.

Email forthcoming for payment to Marcus Abels for payment approval.

Cassandra to book a December party at "Range Grill + Golf" (by LifeTime) for the board and spouses on Dec 18th. Try for 6PM-ish.

Meeting adjourned.