

GREEN MEADOWS NORTH TOWNHOMES OWNERS ASSOCIATION

March 11, 2019 BOARD MEETING

HOA Management Solutions Office

1. Call to Order: 6:00 P.M.

President, Barb Sutton	6517 Cheslie Ct	sutton2924@msn.com
Vice-President, Ted Lockwood	6532 Cheslie Ct	tedlock1940@gmail.com
Treasurer, Denny Johnson	6524 Barton Ct	dennydebbie@msn.com
At-Large Director, Duane Grafft	8833 Denton Pl	dgraftt@q.com
Secretary, Karilynne Lenning	6529 Barton Ct	lenning6028@msn.com

Lisa Logsdon, Assn Manager, 515-446-2240 (24 hr. Emergency 515-360-4293)

Dale Logsdon, Maintenance Manager

Home Owners Present: Jo Lockwood and Fred Boesen

2. Owner Concerns/Issues: 9 homeowners with roof concerns mostly ice damns. 4 had leaks in their interior. 2 more have contacted Lisa. Headberg will come and do an Infrared scan of roofs to see why we are losing heat. East facing units still have a lot of ice sickles. Most likely due to weather patterns. Usually in the bedrooms above the deck for 2 story units. Ice melt puck has been used to break out some of the ice on the roofs. Headberg was on the roof trying to remedy the situation. Concerns were raised with the force needed to resolve the ice issue. This is why experienced contractors are used. They will evaluate how high the barrier is.

3. Review/Approval of the February Board Meeting Minutes: Duane Grafft made a motion to accept the February Board Meeting Minutes which was seconded by Ted Lockwood. Motion passed unanimously.

4. Financials Review: Ted had a question about putting in money to reserves in last 2 months. All money is now in Grinnell account. Called Reserve and Contingency – Lisa put in 3 months worth to catch up 2333.34 monthly. X3 for March. Denny put together an “audit form”. Denny explained his internal audit of deposits and bills. There is a \$2 discrepency. A column will be added to the financials to aide in internal audit. Lisa will continue to provide printed reconciliation reports to continue to assist with the boards review of financials. Denny motion. Ted 2nd. Motion passed unanimously.

5. Old Business:

A_ Gutter Quotes. Received one more and working on the 3rd quote. All American, Joe \$120,8470 with the topper. C and C, Dale has worked with them in the past. Cass is \$77,738

with topper. With a cover that is not mesh and not as tight cover. May not work as well with the pine needles. \$42,000 difference. Seamless product. Lisa will get a quote from Leafguard. Expecting this will be 3x as much. Midland units were having water issues due to needing larger gutters. Discussion continued over how larger gutters can assist in this issue. Currently \$4000 to clean out the gutters annually. Not only do we have these issues with water spilling over we also have some deteriorated gutters.

B. Website: ISU Student coming in to design website. Lisa is having issues with the old website company. Trying to obtain authorization. Square Space. Green Meadows North is the website builder. Covenants, site maps, meeting minutes, meeting dates, no financials on the website.

6. Committee Reports:

A. Landscape Committee: Jack Gooding will chair our landscaping committee.

B. Architectural Committee: Ice Damming discussed. See above discussion.

C. Finance Committee: Insurance will be the price for 11 months. They came out and inspected the common areas. Snow removal increase in need this year will affect our budget. Duane and Ted no longer will be on the finance committee. Susan Johnson agreed to serve on finance committee. Denny will chair. Budget comparison page can be shared with other HOA groups that Denny will be meeting with to compare how other HOA Boards function.

7. New Business: Future board meetings after May meeting will be at the HOA offices. Will move to the last Monday of the month after the May meeting at 6:00pm. The annual meeting may have difficulty finding location. Various options were discussed. Ted made a motion to move to last Monday of the month starting in June at the HOA. Barb seconded. Unanimously motion passed.

8. Open Discussion: Board suggests home owners review their policy's regarding displacement and loss assessment. Suggestion made to have an insurance representative provide information. Ted will talk with his representative to see if they will put together a memo that we could send out with our minutes.

9. Adjournment: Meeting adjourned at 7:15 PM. **The next Board meeting will be Tuesday, April 23rd, 6 PM, at the Johnston Public Library.**

Addendum to Meeting Minutes

Correct legal name: Green Meadow North Townhomes Owners Association

Association website: gmnthhoa.com

HOA Management Solutions: Lisa Logsdon, 515/446-2240 Emergency 515/360-4293

lisa.hoamanagement@outlook.com

ALL Homeowners: You are reminded to call Lisa Logsdon, 515/446-2240 if you are making any exterior changes (including satellite dishes or AC units) to your unit PRIOR to making any changes. Lisa will advise homeowners if Johnston city permits are required, when to call the power company, how to get satellite dishes installed on the roofs, etc. Emails of Variance Request forms with drawings are necessary when the Assn is considering exterior changes such as decks, awnings and landscape requests. Variance request forms must be received by the Property Manager by the 20th of the month for current month consideration.

Experienced Vendors

Deck Repair: Pro Paint 515-991-5767 www.propaintcompany.com,

Mid Iowa Painting & Deck Terry Howard 515/202-8738

Landscaping: Reliable Property Services Grimes office 952/888-0222

Air Free Duct & Furnace cleaning: Tom Wengert, Grimes office 515/986-3424

Siding Cleaning: Pro Paint 515-991-5767 www.propaintcompany.com, John Bundine 515/541-9311 or 515/650-9400

Satellite Center: Sam Smith 515/221-2222

Garage Door service: Todd Brodie, cell 515/491-0755 or office 515/288-9227

Hauling Junk/Moving: College Hunks Kyle Lynch 515/619-5486

Grimes Hazardous Waste Site: 41055 E. Beisser Dr. Only open 2nd Saturday of the month from 8 AM until Noon

Iowa Outdoor Products: 3200 86th St.-brick chips/medium river rock-515/277-6242

Pro Paint: 515-991-5767 www.propaintcompany.com Deck Staining, Indoor Painting, Siding cleaning

Larry's Windows: Window cleaning 515/244-0560

Construction repairs: Terry Howard 515/202-8738

Do's and Don'ts

Do:

Attend GMN Community Breakfasts to socialize with your neighbors.

1st Saturday of the Month: 9:00 am HyVee

3rd Saturday of the Month: 9:00 am Village Inn

Don't:

Lava rock is not an acceptable product/Use brick chips.

No wood mulch near foundations.

Only brick chips or medium sized river rock can be used under wood decks.

Keep grills away from siding as it will warp-melt the siding.

No charcoal grills on wood decks.