

GREEN MEADOWS NORTH TOWNHOMES OWNERS ASSOCIATION
BOARD MEETING MINUTES
April 23, 2019
Johnston Public Library – Archive Room – 6:00 p.m.
www.gmntownhomes.com

I. 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: Susan Johnson (Finance Committee) and Marty Haas

Guests: Daryl Johnson Insurance representative and C and C Gutters representative,
Cass Forsyth

II. Owner Concerns/Issues

a. Homeowner call log

- a. Sod on East Entrance replaced by the City. Letter was given to Duane regarding this.
- b. Copy of Invoice was received from 6521 Barton Ct. home owner requesting \$250 be reimbursed for interior damages. The home owner indicates the damages are from ice that was on the roof. Covenants were referenced during discussion. Motions were made that the association is not responsible for interior damages and invoice would not be paid. Motion carried by unanimous vote.
- c. 6521 Barton Ct. homeowner requested the spirea bushes in front of their home not be trimmed by the lawn service. Motions made to honor homeowners request. Unanimous vote followed.
- d. 8829 Oxley homeowner needs attention to their basement walls. Quotes were received last year from Midwest basements and Anchored Walls. Lisa will get Adam Zimmerman to complete crack Injections to fix the issue.
- e. \$3000 bill received for 6 different roofs from Crouch to remove ice dams. We need a break down of what roofs and dates.

NOTE: A recommendation was made by board that if homeowners had ice damming issues they contact MidAmerican for Energy Assessment. 5 out of 75 units of GMN had ice damming and water damage this year.

IV. Review and Approval of March Meeting Minutes Draft

- a. Motions were obtained to approve the minutes as submitted. Unanimous motion carried.

IV. Financials

- a. March financials were reported by Denny, Treasurer:

Discussion of Finance committee report from meeting 4-17-19 on 2019 Budget:

Shortfalls: Lawn mowing and chemical treatments

Snow removal

Key Opportunities to control costs:

Irrigation

Mowing

Building Maintenance

Concrete (snow removal)

2018 Budget reflects a \$19,000 surplus as a result of work not being completed.

2019 Reserves were reviewed. New finance chair was introduced, Susan Johnson.

Susan has agreed to conduct monthly independent audit for the association.

Current status of dues received by homeowners reviewed.

V. Committees

- a. Architecture

b. Finance – Met 4-17-19. Report given during discussion of Financials above.

- c. Landscaping

1. Irrigation Bids – The board reviewed the bids that were received. Backflow test is needed in May.

2. Walk thru is scheduled for Friday, May 17th. Everyone is invited to attend. We will meet at 9:00 am at the East Entrance.

VI. Old Business

- a. Website – Complete www.gmntownhomes.com

- b. Gutter Bids

1. All American Construction - \$120,084.70 with topper

2. C & C Gutters – Representative from C & C was present to show material proposed to be used. He will be revising his current bid to represent 6” downspouts with 6” gutters. Current bid is \$89702.00 with topper.

3. Hedberg Roofing – \$97,733.00

- c. Ad hoc discussion; Satellite Dish contract expires June 2020.

VII. New Business

1. Explanation of Loss Assessment Coverage – Agent, Daryl Johnson

a. Assessments can be for issues covered by insurance or not. Recommend for owners to carry \$5,000 to \$10,000. Cost for addition to policy is minimal.

b. Loss of use coverage (ex. Fire) is a separate issue

c. Daryl invited to discuss at Annual Meeting 11-25-19.

VIII. Next meeting – Tuesday, May 21st – 6:00 – Archive Room

IX. Adjournment – 8:00pm

Addendum to Meeting Minutes

Correct legal name: Green Meadow North Townhomes Owners Association

Association website: www.gmntownhomes.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.

