

**GREEN MEADOWS NORTH TOWNHOMES OWNERS ASSOCIATION**  
**BOARD MEETING MINUTES**  
**JULY 29, 2019**

**HOA Management Solutions Office – 2183 NW 86<sup>th</sup> Street, Suite A, Clive – 6:00 P.M.**

**1. Call to Order – 6:04 P.M.**

Vice-President, Ted Lockwood	6532 Cheslie Ct.	tedlock1940@gmail.com
Treasurer, Denny Johnson	6524 Barton Ct.	<a href="mailto:dennydebbie@msn.com">dennydebbie@msn.com</a>
At-Large Director, Duane Grafft	8833 Denton Pl.	dgraftt@q.com
Absent: Barb Sutton	6517 Cheslie Ct.	<a href="mailto:sutton2924@msn.com">sutton2924@msn.com</a>
Karilynne Lenning	6529 Barton Ct,	<a href="mailto:lenning6028@msn.com">lenning6028@msn.com</a>

Lisa Logsdon, Assn Manager, 515/446-2240 (Emergency: 515/360-4293)

Dale Logsdon, Maintenance Manager

Guests: Jack Barron, Dean Bice, Ruby Joens, Gary Joens, Susan Johnson

**2. Owner Concerns:**

Dean Bice: No longer wants to store PVC privacy panel taken off remodeled deck. Would Assn store off site? Board agreed. Dale Logsdon to pick up and store in storage unit HOA maintains.

Gary Joens: Irrigations issues with grass browning on large hillside South of his townhouse. Discussion. He met with Stone Cross Irrigation workers this afternoon. Possible timer problem on system which they will check into further. Also Ruby has a sprinkler head that is not working correctly and Stone Cross to look at it further. Gary feels Stone Cross is knowledgeable and giving Assn good service.

6521 Barton Ct.: Anchored Walls estimate for Interior Basement Drain Tile & Sump...Lengthy discussion of paperwork submitted including pictures and situation. Eventually Denny Johnson submitted motion to have the drain tile checked for blockage by camera and have Dale Logsdon physically inspect under the padded foundation wall for any leaking cracks that might allow water seepage. Motion seconded by Ted Lockwood. Motion passed unanimously. After discussion concerning the dead sod between the driveways and in the front yard a motion by Ted Lockwood was made to advise the resident by letter the Assn will replace, regrade and reseed those spots this Fall at her expense. The work was not approved by the Assn and she is to refrain from this inappropriate activity. Motion seconded by Duane Grafft. Motion passed unanimously. Request to not mud jack sidewalk is moot since the work was completed before a stop order could be initiated.

8841 Oxley Pl.: Discussion concerning bush replacement on West side of townhouse. See Landscaping Committee notes.

3. Review and Approval of June Meeting Minutes: Duane Grafft raised objection to Minutes as submitted due to missing verbage in item “f”. Discussion. Secretary will be asked to complete item “f” in full so it makes sense. Board to review and approve at the August meeting.
4. Committees:
  - A. Architecture: Nothing to report.
  - B. Financials: Report by Susan Johnson. Motion by Denny Johnson to clear \$81.00 small balance off seconded by Ted Lockwood. Motion passed unanimously. Collins Credit Union CD needs to have interest earned added to the financial sheet. Lisa will get it accomplished. Denny Johnson made a motion to rollover the Collins CD to Veridian Credit Union at 2.75%APR for 24 months. Second the motion by Ted Lockwood. Motion passed unanimously. Denny Johnson asked everyone to look to the future and provide estimates of needed expenditures for the 2020 budget to the Finance Committee. Denny expecting a tough budget year. Lisa Logsdon requested a minimum \$5,000 2020 Budget for Roof-Snow Removal. Discussion.
  - C. Landscaping Committee: Jack Gooding, Chairperson, advised he and the Committee have physically viewed the Walk Around Report in an effort to prioritize replacement bush plantings. He asked for budgeted amount for same. Discussion. The Board advised \$800 was the balance available. Jack to get with Assn Manager, Lisa Logsdon, so she can obtain specific cost estimates for plantings. The Board directed Assn Manager to write a letter to 8841 Oxley Pl. concerning several problems at her residence that do not comply with Assn bylaws. Denny Johnson made a motion to power wash the siding at 8836 Denton Pl. with a second by Ted Lockwood. Motion failed. Discussion about the wood deck at 8836 Denton Pl.. The Board directed Assn Manager to write a letter about the wood deck’s condition and need for correction.
5. Old Business:
  - A. New gutters installed at unit on Manton Ct. and Southside of Oxley Pl.. Next unit will be the Northside of Oxley Pl.. Discussion.
  - B. 8601 Hanworth Dr.—damaged tree due to wind guest has been worked on by Gary Joens. He has applied a black covering to the damaged area to slow down future damage to the tree.
  - C. Wood mulch status by foundation at 8608 Bromley PL. and 8841 Oxley Pl. plus wood & metal trellis’s — See Landscape Committee for 8841 Oxley Pl. letter.
  - D. 8629 Bromely Pl.—Status of “weed” tree. Duane Grafft volunteered to have it removed yet sometime this week.
  - E. Window Well cleanout and policy discussion—This to be discussed at the August Board meeting.
  - F. Non-conformity with Assn covenants – Discussion centered around residents non-compliance with Assn covenant/bylaws/procedures. Further discussion to be held at

- the August Board meeting concerning the situation with thought to be given to financial penalties for non-compliance.
- G. Concrete Work – Duane Grafft questioned the new concrete work recently completed on Hanworth Dr.. He felt more was to be poured around the curve going to the East exit. Discussion. Lisa Logsdon will check records and with contractor about same.
6. New Business:
- A. Discussion centered on LP gas fire pits and their use. Big safety issue but LP gas grills are allowed so LP fire pits will also now be allowed. Those residents with wood decks need to be **extra careful** in their use of the LP fire pits.
  - B. Erosion issues – 3 areas of concern will be discussed in further detail at the August Board meeting. Duane Grafft passed out a sketch of a no cost, used wood barrier on the site of 8836 Oxley PL. which he estimated to slow down the erosion for the next 2 years or so. Discussion. No determination made.
  - C. Window Well Covers – Policy discussion delayed until the August Board meeting.
  - D. 6529 Barton Ct. – Drainage issues around tree. Duane Grafft and Ted Lockwood both advised they are aware of the issue. Further discussion delayed until the August Board meeting.
7. Adjournment: Meeting adjourned at 8:30 P.M.
8. Next Meeting – **Monday, August 26<sup>th</sup>, 2019, 6:00 P.M. at the HOA Management Solutions office, 2183 NW 86<sup>th</sup> St., Suite A, Clive, IA, 515/446-2240.**

### **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](mailto: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 20<sup>th</sup> of the month for current month consideration.

## **Experienced Vendors**

**Deck Repair:** Pro Paint 515-991-5767 [www.propaintcompany.com](http://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](http://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](http://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 (new location needed)

### **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.