

GREEN MEADOWS NORTH TOWNHOMES OWNERS ASSOCIATION

JANUARY 28, 2019 BOARD MEETING

HOA Management Solutions, LLC office meeting room

Replacement meeting for cancelled January 22, 2019, scheduled Board meeting due to bad weather.

1. **Call to Order:** 1:25 PM
2. **Introduction:** Barb Sutton, Ted Lockwood, Denny Johnson, Duane Grafft
Absent: Karilynne Lenning
Lisa Logsdon, Assn Manager, HOA Management Solutions, LLC.
No guests.

Election of Officers for 2019:

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
Secretary, Karilynne Lenning	6529 Barton Ct	lenning6028@msn.com
At-Large Director, Duane Grafft	8833 Denton Pl	dgraftt@q.com

Denny Johnson offered a motion to accept the new Assn officers for 2019 as discussed and seconded by Barb Sutton. Motion passed unanimously.

3. **Owner Concerns/Issues:** **A.** Homeowner Log review: Several outstanding ACH issues have been resolved and the Revere Bank account/issues have been closed. Discussion of 6521 Barton Ct snow removal complaint and loss of downspout. The downspout has been replaced. After further discussion the Board put together the following response to all residents concerning Assn snow removal:

“Sand is an inconvenient necessity in the snowy and icy climate we all live in.

Sand is needed for safety and access to garages and common street areas.

Traction is needed to prevent falls when possible.

No less than one quarter of the units (15-20) have a 30-40 degree incline and sand enables these owners access to their garages.

Sand is cheaper than salt which doesn't work in severe temperatures and can increase damage to concrete and lawns.

While we appreciate this concern about sand usage the benefits out-weigh the inconvenience. The snow contractors know sand and snow removal that works best per each snow fall (2 inches or more).”

B. Per Lisa Logsdon, Assn Manager, homeowners are contacting her directly concerning questions/problems thereby improving response time to homeowner’s questions/problems.

Lisa Logsdon, Assn Manager, 515/446-2240

24 HOUR EMERGENCY: 515/360-4293

4. **Review of November 2018 Annual Meeting Minutes Draft:** General review of minutes with no corrections or changes. Assn Manager to retain minutes for approval at the November 2019 Annual Meeting.

5. **Financials:** **A. December year-end:** Extensive discussion of funds. After a good discussion the Board agreed to hold off approving year-end figures until the February Board meeting. Contingency Fund pros and cons discussed with a decision to utilize a Contingency Fund within our operating budget rather than separate a Reserve account. 2019 Budget discussion on irrigation, snow removal and lawn mowing along with significant savings in insurance coverage costs. Ted Lockwood explained cost investigation and significant savings by changing insurance carrier. **B. Glenstone Meadows invoice:** This situation has been corrected and is closed. **C. Funds Audit 2018:** Discussion by Denny Johnson as to how committee prefers format of the monthly financials, bills, etc. each and every month.

6. **Committees:** **A. Architecture:** Nothing to report. **B. Finance:** Nothing else per previous discussion. **C. Landscape:** Nothing to report.

7. **Old Business:** **A. Barton Basement Update:** Work has been completed. **B. Gutter Replacement quotes:** Lisa has obtained a bid for 6-inch gutter replacement and mesh covering from All American Construction Co., LLC., for the entire Assn buildings. Cost is dependent on several different options. Extensive discussion of this improvement project. Lisa to obtain other bids for the Board’s review. She will try to have All American Construction at our February meeting to discuss and view samples of gutters/mesh/holding systems/under sidewalk discharge/etc. **C. LED light bulb quote:** for the entire Assn was \$800. Discussion. The Board unanimously decided to continue the policy of outdoor lights being the responsibility of the individual homeowners. **D. Snow removal:** Contract has been verified and signed. **E. Landscape replacements:** for 2018 are done and paid. Two phase Board Walk Through will be done in 2019.

8. **New Business:** **A. Charter Bank signature card:** The Bank requires each Board member sign a Board meeting minutes. We decided to close the account as it is not needed.

Also to close out the CD there and open it in a different bank. Barb Sutton made a motion to close the account and the motion was seconded by Duane Grafft. The motion passed unanimously. **B. 2019 Assn Owner list:** List will be updated for the Board. **C. Web page:** Lisa will look into locating another web page provider who will do a better job managing our website for all homeowners to use. Lisa has contacted Sue Clark to have her contact Sentry Management about 3 month's billing for the web page.

9. **Adjournment:** 3:12 PM Next scheduled Board meeting is **Tuesday, February 19th, 2019, at 6:00 PM at the Johnston Public Library.**

ALL Homeowners: You are reminded to call **Lisa Logsdon, 515/446-5540** 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.

Monthly Board meetings are open to homeowners. We welcome all owners/guests to the meeting to participate by voicing your concerns and comments.

Correct legal name: **Green Meadow North Townhomes Owners Association**

Association website: **gmmthhoa.com**

HOA Management Solutions: Lisa Logsdon, 515/446-2240 [Emergency # 515/360-4293] **lisa.hoamanagement@outlook.com**

Reference Numbers

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

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

Siding Cleaning Pressure Point: John Burdine 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 size river rock-515/277-6242

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

Pro Paint: deck staining, indoor painting, pressure washing 515-991-5767

www.propaintcompany.com

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.