

**GREEN MEADOWS NORTH TOWNHOMES OWNER ASSOCIATION**

**BOARD MEETING MINUTES**

**October 28, 2019**

**1. Call to Order – 6:12 PM**

Ted Lockwood, Vice President                      6532 Cheslie Court                      [tedlock1940@gmail.com](mailto:tedlock1940@gmail.com)

Denny Johnson, Treasurer                              6524 Barton Court                      [dennydebbie@msn.com](mailto:dennydebbie@msn.com)

Duane Grafft, Secretary                              8833 Denton Court                      [dgraft@g.com](mailto:dgraft@g.com)

Susan Johnson, At-Large Director                      8832 Oxley Place                      [syj1969@aol.com](mailto:syj1969@aol.com)

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

Dale Logsdon, Maintenance Manager

Absent: Barb Sutton, President                      6517 Cheslie Court                      [sutton2924@msn.com](mailto:sutton2924@msn.com)

Homeowners present: Jack Gooding

**2. Homeowner Concerns/Issues:**

a. 6521 Barton Ct – Discussion/review of new sodding.

**3. Review/Approval of September Meeting Minutes:**

Duane Grafft made a motion to approve the September minutes as written which was seconded by Denny Johnson. Motion passed unanimously.

**4. Financials:**

a. September financials – Detailed review and discussion led by Susan Johnson

b. 2020 Budget Forecast – Extensive discussion among Board members about the 2020 proposed budget. Gutter project appears to be working out well. The Landscaping Committee has a large list of work items yet to be done. Reserve requirements discussed. So many factors affect the budget each and every year.

1. Denny Johnson indicated that Wickes Lawnmowing Services has agreed to maintain the 2019 prices throughout the 2020 year. The Board is satisfied they are providing a good service to the Assn. Denny Johnson made a motion to continue with Wickes Lawnmowing for the 2020 year which was seconded by Ted Lockwood. The motion passed unanimously.

2. Recycling and waste hauling services were brought up. Recycling is handled by the City of Johnston and is included in each resident's utility bill. Discussion about our present Waste Management haulers indicated satisfaction with their service. There are other waste haulers that may or may not cost less. Denny Johnson made a motion requesting the Assn manager take bids from other waste haulers to compare their costs. Motion was seconded by Susan Johnson. Votes were 3 yes and 1 no so the motion passed.
3. An extensive discussion concerning the need to raise the monthly dues to cover work to be done and reserve savings. Assn's with strong reserves do generate "positive" interest from potential buyers. A range of increases were discussed in detail from both a pro and con basis for residents. After much give and take discussion Susan Johnson made a motion for a \$15 per month increase in Assn dues (\$195.00 monthly). Denny Johnson seconded the motion. The vote was 3 yes and 1 no so the motion passed.

**5. Committees:**

- a. Architectural – Chairperson Duane Grafft brought an Architectural Variance form to the Board's attention. 6524 Barton Court is wanting to install a TV antenna on the roof, install a new front entry storm door and put up Christmas decoration this coming holiday season. The TV antenna is attached to the approved roof mounting bracket so there is nothing to decide. The Christmas decorations are not permanent (no screws, nails, hangers) so no decision necessary. The front storm door has a clear channel opening, is white in color and is of an acceptable design pre-approved by the Assn. The Committee recommended approval of the storm door installation. Duane Grafft made a motion to accept the Architectural Variance form for the front entry storm door which was seconded by Susan Johnson. 3 yes votes and 1 abstain so the motion passed.

Duane Grafft passed out a proposed certified mail letter for the Board's review. 6 residents who live in Midland units along Lyndhurst Drive share driveways with side-by-side AC units. When their originally installed AC condenser units fail they will likely be sold a larger capacity and physically larger unit which presents a problem with the space between the driveways for the AC units. The letter advises the residents what they must do before any replacement unit can be installed. Discussion. Denny Johnson made a motion to send the certified mail letter to the 6 affected residents so they know in advance what they will have to do before a new AC unit is installed. Ted Lockwood seconded the motion. Motion passed unanimously.

- b. Finance – General discussion about Contingency Fund and Reserve account. Definitions, usage, and limitations within the Assn accounting system.
- c. Landscape – Chairperson Jack Gooding passed out a 7 page summary of contractor estimates for Landscaping projects needing to be done. Extensive listing of items with cost estimates. Much discussion and review indicated we do not have the money to do the work requested. 4 replacement trees had been requested but our Arborist only has found 2 trees to get planted: a Bi-color oak at 8701 Hanworth Dr and a State Street Maple at 6512 Barton Ct. A Serbian Spruce at 8637 Bromley PL and a Royal Raindrop Crabapple at 6532 Cheslie Ct

will have to wait until 2020 to be planted. Denny Johnson made a motion to allow the Assn Arborist to plant the bi-color oak and the state street maple yet this fall as weather permits and if necessary right away in 2020 if the weather does not cooperate (whichever is best for the trees per the Arborist). Motion seconded by Duane Grafft. Vote was unanimous so the motion passed. Further discussion centered on an expensive project at 8848 Oxley Pl as some of it is related to large volumes of rain runoff from hills to the West of the Assn property. This still does not consider the severe bank erosion (resulting from the runoff) which is on Assn property. The Soil Conservation Service has viewed the erosion but no plans or estimates have yet been received from them. The Finance Committee will look at the 2020 proposed budget with regards to the landscaping needs and cost estimates.

**6. Old Business:**

- a. Gutter Installation – Work was started on the East side of Cheslie Ct today.

**7. New Business: None**

**8. Adjournment: 8:17 PM **Next meeting is the Annual Meeting, Monday, November 25, 2019, @ 6 PM, at the Price Chopper store on 86<sup>th</sup> St, Johnston, IA. All residents are asked to attend.****

### **Addendum to Meeting Minutes**

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

**Association website:** [www.gmntownhomes.com](http://www.gmntownhomes.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 20th 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.