

GREEN MEADOWS NORTH TOWNHOMES OWNER ASSOCIATION

2019 ANNUAL BOARD MEETING MINUTES

Monday, November 25, 2019

6:00 PM

PRICE CHOPPER

5440 NW 86th Street, Johnston, IA

Second Floor Meeting Room

1. President Barb Sutton started the meeting at 6:03 PM. The Board of Directors introduced themselves to the members present:

Barb Sutton, President	6517 Cheslie Court	sutton2924@msn.com
Ted Lockwood, Vice-President	6532 Cheslie Court	tedlock1940@gmail.com
Denny Johnson, Treasurer	6524 Barton Court	dennydebbie@msn.com
Duane Grafft, Secretary	8833 Denton Place	dgraftt@q.com
Susan Johnson, At-Large Director	8832 Oxley Place	syj1969@aol.com

2. **Association Insurance Coverage:** Daryl Johnson of Brown, McNerney & Johnson Insurance gave an over-view of the Association's physical insurance coverage. The Assn pays approximately \$15/month per resident. Adequate coverage under item A. What is inside the unit is the resident homeowner's responsibility. Daryl indicated each homeowner needs to review with their individual insurance agent the coverage details on their specific unit. Loss Assessment is an automatic \$1,000 but our Assn has a \$5,000 coverage amount. In IA there has been heavy hail loss claims the past couple of years along with sewer backup claims. If you have a finished basement be sure of your individual insurance coverage. The Assn policy has an automatic 4% per year per building valuation increase.
3. **Call to Order:** President Barb Sutton called the meeting to order at 6:15 PM. 22 residents were present so the minimum quorum of 17 was met. Barb had each resident introduce themselves.
4. **Approval of previous 2018 Annual Meeting Minutes:** Duane Grafft pointed out an error on item 6G which should be corrected to read: " The contract with the Satellite Center is expiring in June, 2020. ... " Dean Bice offered a motion to include the

correction and approve the corrected 2018 Minutes. Motion seconded by Barb Sutton. Motion passed unanimously.

5. Committee Reports:

- a. Architectural Committee: Duane Grafft, Chairperson, reminded all residents that an Architectural Variance form is necessary before any work is started. He thanked committee members Fred Boesen and Jim Jones for their work on the committee.
- b. Landscape Committee: Jack Gooding, Chairperson, advised there was a lot to be done but he had been informed no money was available to finish this Fall's worklist. There will be a lot to do in 2020 budget year. The Committee has worked hard to develop a detailed project list. Various discussions occurred about over-all projects and individual projects. It was left with the residents to contact the Assn Manager, Lisa Logsdon, directly to discuss their concerns and she would forward the information to the Landscape Committee.
- c. Finance Committee: Denny Johnson, Chairperson, indicated to the residents in attendance the need for their efforts on the Assn Committee's. Their participation is essential for a successfully managed Assn.

Denny discussed various items in the 2019 Budget Comparison. He then reviewed the 2020 Budget including the \$15 monthly increase in dues. He was clearly concerned about the increased cost but reviewed reasons why it was for the betterment of the entire Assn. Ted Lockwood passed out a 2 worksheets for spending less in 2020 and discussed his reasoning. Much discussion and confusion ensued. In summary, the Board had approved the increased dues at the October meeting which was within Assn guidelines.

- 6. Election of Board of Directors:** There were 2 open seats on the Board. Nominees were Barb Sutton, Mary Rew and Mary Higgins. A vote was held and tallied by the Assn Manager. Barb Sutton was re-elected and Mary Rew elected to the Board.

- 7. New Business:** President Barb Sutton called on each resident present for comments/new ideas/etc. ... General discussion of many things. Only one item was made into a motion: Perry Bleadorn made a motion that since the Johnston Village Inn restaurant was now closed the Assn Saturday morning breakfast get-together's be held at the Johnston Cozy Café. Motion was seconded by Mary Rew and was passed by those in attendance.

- 8. Adjournment:** Meeting was adjourned.