

GREEN MEADOWS NORTH TOWNHOMES OWNERS ASSOCIATION

FEBRUARY 19, 2019 BOARD MEETING

Johnston Public Library

1. Call to Order: 5:55 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
Absent: 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

GMNTHHOA Owner(s): Sue Johnson

Guest: Joe Powell, All American Construction Company.

2. Old Business: A. New Gutter Proposal 1: Lisa introduced Joe Powell, who presented his gutter replacement quote and products. This would include replacing all Assn gutters with a 6-inch unit including a stain less steel mesh covering to keep out debris. Joe had a model assembled for our review. The 6-inch gutter will gather and move away much larger water amounts than our current gutters. This would then remove more water away from our foundations and reduce gutter-cleaning expenses. Extensive discussion was held. The Board thanked Joe for his presentation. Ted Lockwood then requested Lisa obtain other quotes for comparison.

3. Owner Concerns/Issues: Sue Johnson brought a concern about fire hydrant availability due to the heavy snows and large piles. Each hydrant has a fiberglass pole attached to it to enable its location to be known. Lisa will contact snow contractor to assure the hydrants are cleared with next snow service.

4. Review/Approval of the January Board Meeting Minutes: Duane Grafft made a motion to accept the January Board Meeting Minutes which was seconded by Ted Lockwood. Motion passed unanimously.

5. Financials Review:

A. 2018 Year End Financials: Discussion. Denny Johnson brought up Trash pick-up and Lawn mowing were both underfunded in 2018 so they will also be underfunded in the owner

approved 2019 budget. Denny Johnson made a motion to approve the 2018 Financials which was seconded by Barb Sutton. Motion passed unanimously.

B. January 2019 Financials: after review, Denny Johnson pointed out the recent heavy snows will negatively impact our 2019 Budget for snow removal. Denny then moved to approve January Financials as presented, Barb Sutton seconded the motion. Motion approved unanimously

C. Bank Account Updates: The Charter Bank CD is closed. The checking account will be closed with the balance moved to the Grinnell Bank. The Board signed the January Meeting Minutes enabling the Charter Bank account to be closed.

D. Insurance cost: Discussion. Lisa to double check cost and get Denny Johnson a copy of the insurance policy. **HOMEOWNERS:** In the Board discussion it was noted that owner policies may not be equal. Home owners should check their individual HO8 policy for length of displacement coverage. This is the length of time that a temporary unit would need to be rented and other expenses during reconstruction. Coverage should be no less than 12 months and safer to have 24-36 months.

E. Other: General discussion of audits and computer-aided programs for same. Lisa uses QuickBooks computer program for the Assn accounting. Lisa will set-up an electronic worksheet for the Finance Committee to review each month. Lisa will be sure to break out Contingency amount, as separate line item.

6. Old Business: B. Website: Lisa is working on a new website for the Assn. She has located a site for \$12 per month instead of the present \$29. She will get the new site started.

7. Committee Reports:

A. Landscape Committee: Discussion. No irrigation pressure test was done so nothing to compare it to.

B. Architectural Committee: Duane Grafft advised same personnel as in 2018 had agreed to stay on the Committee.

HOMEOWNERS: Lisa will send out email to encourage homeowners to shovel off their decks due to the weight of snow. If owners are unable to shovel, they should contact Lisa to arrange service.

C. Finance Committee: see above discussion.

8. New Business: Lisa is having trouble getting meeting dates booked with the Johnston Public Library due to their expanded public programs. They will only allow 3 months in advance bookings. Discussion. We will look at different days to meet plus other places that can accommodate our meetings. Lisa will try to book the last Monday night meeting of the month for the April, May and June meetings.

After discussion it was decided to have the March meeting at Lisa's office on Monday, March 11th at 6 PM.

9. Adjournment: Meeting adjourned at 7:15 PM. **The next Board meeting will be Monday, March 11th, 6 PM, at Lisa's office: 2183 NW 86th St., Suite A, Clive, IA, 50325.**

Meeting adjourned 7:15 p.m.

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

Central Iowa Radon: Radon testing/installation...515-724-3018 centraliaradon.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.