

GREEN MEADOWS NORTH TOWNHOMES OWNERS ASSOCIATION

BOARD MEETING MINUTES

May 21, 2019

JOHNSTON Public Library – Archive Room – 6:00 P.M.

1. Call to Order: 6:00 P.M.

Vice-President, Ted Lockwood	6532 Cheslie Ct	tedlock1940@gmail
Treasurer, Denny Johnson	6524 Barton Ct	dennydebbie@msn.com
At-Large Director, Duane Grafft	8833 Denton Pl	dgraftt@q.com

Absent: Karilynne Lenning
By phone: President, Barb Sutton

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

Guests: Marian Klein & her sister, Steve & Mary Slauson, Ruby Joens, Gary Joens

2. Owner Concerns/Issues: A. Marian Klein...Asking for \$250 reimbursement for interior wall damage due to roof ice dam damage. She passed out pictures of the interior damage. Her point it was the Assn's fault for not removing ice cycles, i.e. ice dam. It was pointed out other residents also had ice dam damage due to the past intense winter storms/conditions and interior damage was the residents responsibility. Hedberg Roofing had been sent to view her roof and attic. Intense discussion continued to no one's satisfaction. She brought up cracks in her basement wall allowing water in her basement brought to the Board some 4 years ago. The Assn Manager advised no record of that problem being reported. Marian indicated Anchor Walls had given her a \$6,000 repair bid. Ted Lockwood indicated he has been on the Board the past 10 years and does not remember any item being discussed about her basement wall. Intense discussion continued. Marian complained about the status of her front yard and her continued work to grow grass in it. She has recently hauled several pieces of sod in an effort to repair her yard. Additionally she objects to how the Assn has it mowed. She was again reminded the lawn was the Assn's responsibility and not hers. Intense discussion continued. B. Steve & Mary Slauson...Steve advised the previous, previous owner's father had pried open the front storm door and had creased it so it will not shut tightly allowing cold drafts around the entrance. He was advised the storm door was the responsibility of the homeowner. Additionally the ceiling fan vent in their laundry room was not operable since no hole had been cut into the drywall to access the attic. Discussion how this had not been discovered during inspection when the unit was being sold. As an interior item this would be the resident's responsibility to get properly fixed.

3. **Review and Approval of April Meeting Minutes:** Discussion. Denny Johnson moved to make a motion to approve the April minutes which was seconded by Duane Grafft. Motion passed unanimously.
4. **Financials:** Denny Johnson passed out a worksheet showing several options with regard to spending \$129,000 for new gutters and concrete work this summer. He reviewed same so we could see our options. He also reviewed Monthly Expenses and Building Maintenance per the Budget. Duane Grafft proposed a motion to accept the April financials which was seconded by Ted Lockwood. The motion passed unanimously.
5. **Committees:** A. Architectural: Duane Grafft, Chair, advised the residents whose 2 new and 1 re-worked decks done in 2018 would be given deck color guidelines so they could advise the Architectural Committee of the color chosen when they decided to finish the decks later this summer or fall. B. Finance: Nothing further. C. Landscape: Lisa Logsdon advised the Board of email complaint by Jane Morgan, 6525 Barton Ct., concerning her front yard condition and her neighbor's continued abuse of Assn rules. Discussion of same allowing for previous information in item # 2-A. No answer to offer at this time.
6. **Old Business:** A. Gutter Bids...Lisa Logsdon handed out an updated packet with current bids by All American Construction, C & C Gutters, and Hedberg Roofing. Lengthy discussion concerning various options we have to decide on. Resident Gary Joens commented in detail between 5" and the planned 6" gutters. Many items to consider. Duane Grafft indicated an Executive Meeting of the Board should be held before the June Board meeting. Denny Johnson made a motion to obtain additional bids for a 5" gutter system from the 3 contractors with a second by Ted Lockwood. Motion passed with 2 "yes" and 1 "no" votes. Lisa will contact the contractors for an additional quote.
7. **New Business:** A. The Assn Walk-Thru has been rescheduled (due to the weather) for Wednesday, May 29th, at 1:00 PM at the corner of Cheslie Ct and Hanworth Dr. B. Ted Lockwood made the following motion with a second by Denny Johnson, **"The Board of Directors appreciates and supports our Assn Manager in her efforts to manage Assn affairs of business."** Motion passed unanimously.
8. **Adjournment:** Meeting adjourned at 7:30PM. **The next scheduled Board Meeting is for Monday, June 24th, @ 6:00PM @ the HOA Management Solutions Office, 2183 NW 86th St, Suite A, Clive, IA 50325. 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

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,

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, 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 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 Village Inn

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.

