

GREEN MEADOWS NORTH TOWNHOMES OWNERS ASSOCIATION

BOARD MEETING MINUTES

June 24, 2019

HOA Management Solutions Office – 2183 NW 86th Street, Suite A, Clive - 6:00 p.m.

Prior to meeting the associations website was reviewed. Recommendation given to include the Addendum as a separate page to allow for additional resources for homeowners in addition to the page listings for the Bylaws, Covenants and Minutes that already posted.

I. Call to Order – 6:00 p.m.

President, Barb Sutton	6517 Cheslie Ct	sutton2924@msn.com
Vice-President, Ted Lockwood	6532 Cheslie Ct	tedlock1940@gmail
At-Large Director, Duane Grafft	8833 Denton Pl	dgrafft@q.com
Secretary, Karilynne Lenning	6529 Barton Ct	lenning6028@msn.com
Absent: Denny Johnson	6524 Barton Ct	dennydebbie@msn.com

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

Guests: Steve & Mary Slauson

II. Owner Concerns/Issues

Steve and Mary Slauson, 8809 Hanworth Dr., raised questions regarding satellite dishes. A dish was mounted on side of the house and functional when they moved in. Recently there was no reception due to tree growth. Dish moved the satellite it onto the shingles. Residents questioned why the contradiction in messaging about HOA and Satellite use. Discussion occurred and recommended to place subject on agenda for next board meeting. Residents received Satellite agreement to sign and return.

Additional questions raised regarding storm door replacement and outside wiring. Additional discussion occurred regarding association covenants, responsibilities of HOA versus homeowner.

Homeowner Log

1. Board defers any responses that may be received from Homeowner attorney be handled directly by HOA attorney.
2. Red brick chip refresh request 6544 Cheslie Ct.
3. Gutters and downspouts and gutters were cleaned on Manton Ct.
4. Garage Door issue 6509 Barton fixed light.
5. New garage door 6515 Barton Ct. Bottom was rusted out. No change in design.
6. Further Satellite Dish discussion and FCC rules re: allow for access to satellite. Defer until we can research and come up with a solution. On agenda for July meeting.
7. An owner requested breakdown of the Crouch Construction Ice and Snow Removal invoice, the following units had ice and snow removed by this vendor: 8832 Oxley, 8833 Oxley, 6505 Manton, 6509 Manton, 6536 Cheslie, 6529 Cheslie, 8616 Bromley, 6515 Manton

IV. Review and Approval of May Meeting Minutes Draft

Duane moves to approve. Barb to second to approve. All in favor.

IV. Financials

- a. May financials reviewed– 3 mowings and fertilizer included. Her unit is for sale now. Each mowing is 630 dollars. Repairs and maintenance expense on 8829 Oxley foundation crack.
- b. YTD – currently \$1,045 in rears. 1 homeowner is past due. Board member to provide HO with ACH form
- c. YTD actuals – irrigation plan reviewed.
- d. Ice removal from roofs was included in snow removal.
- e. CD matured 5/26/19. It rolled over into same CD with Collins, 24 mo. The next one coming due 6/30/19 with Veridian. Ted made motion, Duane Seconded and all approved for less than 24 months and the highest interest within those parameters from appropriate financial institution for maturing 6/30/19 CD. The same direction given for the 8/19 CD coming due.
- f. Discussion held regarding \$87,000 is to be used that is in reserves to pay for the gutters. The additional \$15,000

V. Committees

- a. Architecture – Satellite issue deferred until next month. Caden from Dish is soliciting residents.
- b. Finance – Finances reported.
- c. Landscaping – Jack not present. No issues other than the walk thru.

VI. Old Business –

8833 Oxley Ct. Board electronically approved for landscaping. Karilynne made motion we approve based on the email communication. Barb seconded the motion. All approved.

HomeOwner has submitted a demand letter regarding basement and additional issues. Karilynne made a motion to refer any issues to the HOA attorney. Duane seconded. All approved.

Gutter Bids - Executive council meeting on 6/11/19. Quorum 3 physical and 1 on phone. C&C gutters. 6-inch gutter with corresponding downspouts 3x4. Written bid required additional 4 hours preparing so bid was higher. Total bid \$90,722.50. Approved was a \$95,000 bid. The difference was downspouts on the Midland along Lyndhurst. Additional downspouts were recommended. Units that have short section of downspout where 4" is appropriate they will remain this will assist with money savings. 1 in month of June to start. 2 in subsequent months thru Dec. Manton Ct. will be the first building to be started. C&C rep will check in Dale HOA management regarding the progress of the work.

VII. New Business

- a. Walk through List & Estimates Received –
 - a. Work done on some of the fences. Others toward the east are in cement and difficult to move. Lisa will give us an estimate or suggestion on how to proceed.
 - b. 8641 Bromley - fence is broken. Lisa has 2 fences in storage. With modifications and holes. Homeowners insurance will pay. Board should give an estimate to homeowner prior to work.
- b. Arborist will be coming next week to trim trees. Stone Cross gave a bid for replacements. Lawn Jockeys gave an estimate. Motion made by Barb to be \$2000 or less allocated to tree trimming. Seconded by Karilynne. All approved. replacements

are not included in this bid. Pruning bid received from New Age landscaping and construction Barb made motion to approve pruning bid not to exceed \$3425. Karilynn seconded. Approved by all.

- c. Duane taking bush replacement back to committee for discussion.
- d. Concrete – Out of Indianola. Quick Concrete is out of Wauke. Iowa Contracting is out of \$15000 budget for concrete. Suggestion made for architectural committee to prioritize. Motion made by Barb to approve Iowa Contracting. Ted seconded. All approved.
- e. Mud jacking is under repairs and maintenance full budget is \$12,000. Iowa Concrete Leveling \$2750. Will need to add additional HOA so up to \$3500. Motion to approve Iowa Concrete leveling. Duane seconded. All approved.
- f. Lawn issues as a result of animal urine and feces. Letters will be written. Letters will include the option of fining and paying for repairs. Amendment was made several years ago to up the weight to 35lbs. but update was not made to the covenants Annual meeting will have agenda item of update pet weight requirements. Does not include weight limit on fostering of pets.

VIII. **Next meeting – Monday, July 29, 2019 – 6:00 – HOA Management Solutions Office**

IX. **Adjournment at 8:00 pm.**