

## Green Meadows Townhome Association Board Meeting

Zoom meeting

August 1, 2022

Present-

Susan Johnson

Ted Lockwood

Dean Bice

Mary Rew

Lisa Logsdon, HOA management

Absent- Denny Johnson (was present last 5 minutes of meeting)

Call to order- Ted Lockwood presided, in absence of Denny Johnson at 1:00pm

Owner concerns/ issues – none

June board minutes – reviewed and motion made by Susan Johnson to approve, unanimously approved by board.

June financial – Susan Johnson reviewed with board, Mary Rew made motion to approve, unanimously approved by board.

Committees – Architectural – 6515 Barton variance for replacement of deck, Susan Johnson made motion to have variance resubmitted, since submission over a year ago, unanimously approved by board. 8828 Denton submitted variance for sunset awning, Mary Rew, made motion to approve, unanimously approved by board. 6529 Cheslie deck variance, Ted Lockwood made motion to approve, unanimously approved by board.

Finance- board will meet in August to discuss and compile budget for 2023, date and time to be determined. Lisa will try to get snow removal bids before Aug 22. Insurance will likely go up 10-15% or more. Ted said to use \$28,000 for insurance in our 2023 budget (currently \$22,700). With increased costs of everything, Susan Johnson said that Association Fees will most likely need to be increased in 2023 by \$15/mo (they have been \$195/mo. since 2020) and this will be discussed at August budget meeting.

Landscape- 8841 Oxley variance reviewed, Susan Johnson made motion to approve with addendum, that if erosion issue arose again, it would be homeowners cost to repair, unanimously approved by board. Mary Rew discussed multiple trees around association with yellow leaves and dropping leaves, will have iron treatment done in fall, reevaluate trees condition in spring.

Old business- Dryer vent cleaning and window washing will be scheduled soon. Lisa will issue a work order for cleaning out culvert by creek on east end.

New business- Concrete bids, board members will walk around and look at areas of designated concrete to be replaced and will submit to Lisa. Lisa has issued a work order for trim damage (not sure how it happened) to 6525 Barton. Need schedule of when fertilizer and grub control was or will be done by Stone Cross. Susan Johnson saw need for pest control on north side of 8605-8615 Bromley. Lisa will contact Bobcat Pest control. Ted reported tree down near benches. Mary, Susan and Denny will look at it. Lisa will look into getting us a painting bill for foundation and stoops at the 8601-8615 Bromley building.

Annual meeting September 29<sup>th</sup> – We may have the meeting outside on site, like last year with the Johnston library being reserved in case of rain; time will be announced later. We may have an ice cream truck at our annual meeting. Watch for you invitation.

Adjournment- Dean Bice made motion to adjourn at 2:11pm

Next board meeting August 22,2022 per Zoom at 1:00pm