

Green Meadows Townhome Association Board Meeting  
Zoom meeting  
Monday, August 28, 2023 – 1:00pm

Present-

Denny Johnson  
Susan Johnson  
Ted Lockwood  
John Gajdel  
Mary Rew  
Lisa Logsdon, HOA management

Call to order- Denny Johnson at 1:01pm

Review of approval of July meeting minutes – John Gajdel made motion to approve and board unanimously approved.

Open discussion –

July financials - Susan Johnson reviewed July finances.

Committees –

- a. Architectural –
  1. 8824 Denton Pl , variance submitted to exit radon mitigation through roof.
  2. 8604 Bromley , variance submitted to install Metronet box near air conditioning unit.  
Both variances were approved by the board unanimously.
- b. Financial – reviewed invoices paid in August, Mary Rew made motion to roll over a 9-month CD at Veridian to a 15-month CD at 5.35%, board unanimously approved. Susan Johnson made motion to remove \$20,000 from reserve at Grinnell to put into checking to cover expenses of concrete work, board unanimously approved.
- c. Landscaping – Lawn jockey's still have dirt and hydroseed to 8825 Denton Pl, root grinding, additional tree trimming. Also, In the Fall, spirea bushes will be trimmed to ground, pin oaks will be treated with iron infusions, and three new trees will be planted where some trees were removed. Stone Cross will be notified by Lisa Logsdon to turn the irrigation system off for the season on September 5, 2023.

Old business

- a. CertainTeed, denied claim for shingles on the six buildings that were submitted. If we have additional new information, they will review. Lisa will keep us updated on what additional new information Hedberg & Son Roofing, our roofing contractor, is able to provide.

- b. Board will meet August 30<sup>th</sup> at 6:30pm to do walk through to review anticipated mud jacking projects.

#### New business

- a. Owner request for HOA to pay for power washing for all units once a year. After discussion it was decided, Lisa Logsdon would contact power washing vendors to see if service could be set up for homeowners to pay a discount for service based on number of owners that want power washing done, she will send information to homeowners after obtained.
- b. Budget preliminaries for 2024 will be looked at after September 20, 2023. Our management fee is going up 5% in 2024. Ted Lockwood is up for re-election. Denny Johnson has indicated that he wants to step down, but still be active in committees. Anyone interested in becoming a Board member, please contact Lisa, or any of the current board members or come to the annual meeting and put your name in then.  
**Annual meeting date has been changed to Thursday, November 2, 2023, at 6 pm at the Johnston Public Library,**

Next meeting – September 25, 2023 at 1:00pm

Meeting adjourned at 2:28pm

