

## Green Meadows Townhome Association Board Meeting

Zoom meeting

Monday, January 30, 2023

Present-

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

Call to order- presiding President, Denny Johnson at 12:59pm

Owner concerns/ issues per call log– 8815 Hanworth moisture on inside wall, checked out by Hedberg, showed too much humidity in house and then found leak from gutter into soffit. Leak was sealed. 8601 Bromley, roof checked out by Hedberg, owners concerned vent covered when new roof put on, no issues found. Street light on Hanworth, Manton/Oxley need repaired. This was done by Superior Lighting and bills are coming.

Review of November board minutes – reviewed and motion made by Ted Lockwood to approve, unanimously approved by board. (no board meeting in December)

November and December financials – Susan Johnson reviewed with board, Mary Rew made motion to approve, unanimously approved by board.

Committees – Architectural – Will discuss concrete repairs at March meeting.

Finance- We were favorable at year end by \$4,000 on expenses. Income was favorable by \$6,000 of which \$3,000 was 2023 prepaid dues and \$3,000 was interest income that automatically goes into the reserves. For 2023 our insurance premium will be \$1,700 favorable versus budget.

Landscape- None

Old business- Farm Bureau was approved as our 2023 building and liability insurance carrier electronically by board in December 2022, will be in effect January 1, 2023.

No charcoal grills are allowed on decks per our rules and regulations and owners who continue to violate this rule will be fined \$25/mo. This also follows the Johnston city ordinance fire code on open-flame cooking devices (Section 308.1.4 see attached)

New business- Bids for lawncare and irrigation will be obtained before next meeting.

Next meeting February 27, 2023 at 1:00pm by ZOOM

Reminder to all pet owners to be respectful of your neighbors and pick up your dogs waste and dispose of properly.

Adjourned at 2:34pm