

GMNTHA Board Meeting  
July 27, 2020  
ZOOM Video Teleconference

Call to order – 1:05 pm

Board Attendees

Denny Johnson  
Susan Johnson  
Barb Sutton  
Ted Lockwood  
Mary Rew

Homeowner Attendees

Jack Gooding  
Jo Lockwood

Management Attendee – Lisa Logsdon, HOA Management Solutions

Board questioned whether the trees on Cheslie Court were trimmed. Wade Winters of Lawn Jockeys trimmed trees over the weekend.

Board questioned whether the voles were treated on Hanworth Drive. Lisa confirmed Bobcat Pest Control was called to treat voles.

Hostas were approved by Board to plant at owner's expense but recommended owners not to plant on the south side of unit because the plants won't succeed. Maintenance of hostas is at owner's expense.

Hanworth unit was inspected by Anchored Walls for water intrusion in the basement. Due to the walls being skim coated the vendor cannot give an option to resolve with a crack injection because of the inability to see the crack in the wall behind the skim coating. Anchored Walls recommended an interior drain tile system. The Board asked that HOA Management contact the owner of the unit to determine whether water has been seen with the past rains. HOA Management will request a second estimate from WCI Foundation Repair.

A recent project completed by a homeowner for landscaping and mulching under trees was discussed by the Board. Barb Sutton made a motion and Denny Johnson seconded the motion, all homeowners must submit a landscape variance to the Board before undertaking projects and submitting receipts for materials. The Board unanimously approved the motion. The Board thanks homeowners for any improvements made but must make it mandatory that future projects are approved and budgeted.

The Board decided the painting and striping of the visitor parking will be scheduled but have decided not to paint NO PARKING on the street. They will order NO PARKING SIGNS for these areas instead.

Barb Sutton made a motion to approve the June Meeting Minutes, Ted Lockwood seconded the motion. The Board unanimously approved the motion.

June financials were reviewed. All association dues have been paid up to date except for a couple of owners paying the wrong amount. Irrigation Expenses are currently \$2,000 more than last year. Lawn mowing expense is \$1,000 over last year. Income taxes and the preparation for the taxes has been paid

for this year. There are three major expense items coming in July... grounds, repairs, and water for irrigation. Bush and tree trimming and other grounds work has been completed at a billed cost of \$7,159 which is \$186 less than expected. Under repairs, the walk through work this year was \$1200 more than last year and irrigation water is 100,000 gallons additional this year over last for an added expense of \$1,000 which is more than 30% over last year so far. The Finance Committee is estimating \$7,000 profit (in the black) by the end of 2020. Mary Rew made a motion to approve the June financials, Barb Sutton seconded the motion. The Board unanimously approved the financials.

Denny Johnson made a motion to cut the irrigation to 50% run time and adjust the heads to the west property line by the bike path to get the best coverage, Barb Sutton seconded the motion. The Board unanimously approved this motion.

Mary Rew made a motion to shut irrigation off after Labor Day, Susan Johnson seconded the motion. The Board unanimously approved this motion.

Susan Johnson made a motion to take down kids at play slow down signs to hang new NO Soliciting signs, Denny Johnson will install the signs. Mary seconded the motion. The Board voted 4 to approve the motion and 1 against the motion. Motion passed. Discussion was made about high speed of drivers going east on Lyndhurst. City of Johnston will be putting up a speed sign for eastbound traffic on Lyndhurst.

Owners are reminded to be cautious of the irrigation heads along the driveways, please do your best not to drive off onto the grass this causes damage to heads and is an expense to the association to have the heads replaced. Please also take the time to pop irrigation heads down if you see them staying up, this will stop mower damage to the heads. The Board extended a thank you to the owners volunteering to dead head and weed the entry beds.

The Board asked Lisa to compile repair work orders for HOA Management and send the maintenance staff once per week instead of making special trips for each request.

The Board requested status of the Special Services Memo to be mailed to owners offering siding washing, dryer vent cleaning, pest control, window washing. Lisa explained the challenges in lining up special dates and pricing for the association took more time than anticipated. The memo will go out this week.

Ted Lockwood made a motion to adjourn the meeting, Mary Rew seconded the motion. The Board unanimously approved adjournment at 2:30 p.m.