

GREEN MEADOWS NORTH TOWNHOMES OWNERS ASSOCIATION

Board Meeting Minutes

June 22, 2020

ZOOM video teleconference – 1:00pm

1. Call to Order – 1:00pm

Attendees: Barb Sutton– Chairman

Jack Gooding

Susan Johnson

Denny Johnson

Mary Rew

Lisa Logsdon

Ted Lockwood

1. Owner Concerns/Issues –

- A. 8841 Hanworth – letter to be sent, replacement fence available, at home owners expense.
- B. Jack Gooding (8824 Denton Place, has 1 new outdoor light for cost to anyone who needs one.
- C. 6544 Cheslie needs treatment for voles, request will be sent to Wildlife and Pest management.
- D. Anyone that needs concrete backsplash, for downspouts away from foundation, Mary Rew (8825 Oxley Place) has 2 available.

2. Review/approval of May meeting minutes – motion to approve by Susan, 2nd by Barb. Unanimously passed.

3. May financials – reviewed, \$1000.00 over mowing expense, at this time last year. Motion to approve Susan, 2nd by Mary, unanimously approved by board

4. Committees –

A. Architecture –

1. Fypons (keystones) on units painted at west end. East end will be done later or next year.
2. 6515 Barton request steel hand rail in front of unit approved unanimously by board, if white at homeowner's expense

B. Finance –

1. Vole treatment was \$160.50,
2. Anchored Wall (6521 Cheslie) \$750.00 for epoxy and crack injection
3. Income tax done, payments to IRS in June

C. Landscape

Trees need to be pruned back drastically from units and over streets.

5. Old business ~ Walk through list

- A. Extreme Tree to trim trees away from units and streets and lights. Motion made by Barb, to approve services, not to exceed \$6000.00 without board approval, 2nd by Mary, board unanimously approved. (Amended at June 25th special meeting)
- B. Lawn Jockeys to do bush trimming and removal of bushes for \$1500.0 for entire association. Motion made by Denny to approve, 2nd by Mary, board unanimously approved. (Additional items added at June 25th special meeting).
- C. New Age, plant old glory maple (6508 Barton) and Japanese silk lilac tree (6532 Cheslie) @ 285.00 per tree, includes planting to be done as soon as possible no later than three weeks. Bush replacement for 54 bushes @1,863.00. Topsoil and sod for unit 6529 Barton, includes trucking and labor \$1,535.00. Barb made motion to approve, Ted 2nd, board unanimously approved, after much discussion of planting state street maple tree at 6508 Barton, as recommended by arborist, last year. (tree at 6508 Barton amended June 25th special meeting)
- D. Freedom Masonry – repair brick on garage at base (6505 Manton) \$350.00. Motion made by Mary to approve, Barb 2nd, board approved unanimously
- E. Iowa Concrete Solutions – concrete repairs

1. 8844 Oxley – 9' x 10' section of street - \$850.00
2. 8709 Hanworth – 4' x 13' section of drive approach- \$650.00
3. 8715 Hanworth – 9' x 9' section at entrance/exit street - \$700.00
4. 8721 Hanworth – 9' x 9' section at entrance/exit street - \$700.00
5. 8641 Bromley – 2 street panels at entrance/exit - \$2100.00

Denny made motion to approve to do repairs, 2nd by Mary, board unanimously approved.

F. Parking Lot Specialties were selected for the following services: Restriping, for \$200.00, Random cracks with ¼" diamond blade router. Clean out crack with high pressure dry compressed air then apply single component hot pour sealant - \$573.75. Denny made motion to approve, 2nd by Mary, unanimously approved by board.

Services will wait until concrete done.

G. Iowa Concrete Leveling – 8815 Hanworth - raise one panel to reduce edge, due to adjoining panel being replaced – no more than \$500.00. Denny made motion to approve, 2nd by Mary, unanimously approved by board.

6. New Business

A. Special Services-

Lisa will send letter to homeowners with list of services available to owners at their expense.

As approved at the October Board Meeting, beginning January 1, 2020, the association dues have increased to \$195.00.

B. Irrigation will start twice a week, not to run on late Monday night/early Tuesday morning, prior to normal mowing on Tuesdays. Denny made motion to start as soon as all irrigation heads replaced, 2nd by Mary, unanimously approved by board.

7. Next meeting – July 27, 2020 at 1:00pm per ZOOM.

Homeowners contact Lisa for Zoom invitation.

Following meetings – August 24, 2020 @ 1:00pm

September 28, 2020

October 26, 2020

November 23, 2020, A place and time to be determined.

8. Adjourned at 2:35pm

GMNTHA Special Board Meeting

June 25, 2020

Parking area between Jack Good and Mary Rew

Call to order – 8:00am

Attendees

Denny Johnson

Susan Johnson

Barb Sutton

Roger Swafford

Mary Rew

Absent – Ted Lockwood

1. Review motions made at June 22's board meeting – see June 22, 2020 minutes.
2. Look at Wade's bid – To prune up the low hanging branches.
3. Branches near roof lines, and away from streetlights would be \$200.00 per building or \$3,000.00 total.
4. To remove 3 trees and grind stumps- \$600.00
5. Prune bushes and remove- \$1,500.00
6. Bush replacement in fall - \$2,325.00

Make adjustments –

Barb motioned to approve Wades bid for above services with exclusion of planting tree,

Susan 2nd, unanimously approved by board.

New Age – to buy and plant Japanese silk lilac tree 6532 Cheslie @\$570.00

Topsoil and sod for 6529 Barton, includes trucking and labor @\$1535.00.

Susan motioned to approve New Ages services and amend previous bid approval, 2nd by Mary, unanimously approved.

Bid for extreme tree to prune trees voted not use services, Mary motioned ,2nd by Susan, unanimously approved.

Denny will order state street maple from Miller nursery to be delivered and planted @\$690.00, motion by Denny, 2nd by Susan, unanimously passed.

Calculate cost – see attached spread sheet

2. Motions to be made for other services

On concrete - accept current bid from Iowa concrete

On landscape - as approved above.

On tree planting – New age to plant Japanese silk lilac tree at 6532 Cheslie

Miller nursery – to deliver and plant state street maple

On mud jacking – continue with approved bid

On street caulking and painting - remain with current bid, paint no parking on concrete on Hanworth drive, continue with sign.

Discussion regarding no soliciting signs at both entrances was held, Mary said she would purchase 2 signs and submit bills to HOA for reimbursement. Denny made motion to approve, 2nd by Susan.

3. Adjournment – 8:35am

New Age Landscaping & Construction

(Mike Frank)

515-418-0936

mfrank66@msn.com

6532 Cheslie (East side)

Ivory Silk Japanese tree lilac (lavender if have it)	\$285
Labor to install (not sure just doubled tree cost)	\$285
Topsoil	??
subtotal	\$570

6529 Barton (West side)

Topsoil and sod to fill in hole around tree	\$725
Labor	\$810
subtotal	\$1,535

Shrub replacement to be done by Wade see below \$0

TOTAL FOR NEW AGE

Miller Nursery

5155 NW 57th Ave, Johnston, Iowa 50131

(515) 276-7505

Denny Johnson has been coordinating this

6508 -6512 Barton

State Street Maple	\$460
Labor	\$230
subtotal	\$690

TOTAL FOR MILLER NURSERY

Lawn Jockey (Wade Winters)

3306 78th St, Urbandale, Iowa 50322

lawnjock29@aol.com

Whole Complex

Whole Complex

8832 Oxley (East side)

6520 Barton (East side)

6524 Cheslie (East side)

Bush trimming	\$1,500
Tree trimming	\$3,000
remove Amur Maple (includes grinding stumps)	\$200
remove Amur Maple (includes grinding stumps)	\$200
remove Oak Tree (includes grinding stumps)	\$200
subtotal to be done NOW	\$5,100

Wait until Fall	31 bushes	\$2,325
Wait until Fall	Dirt/seeding (includes 8848 Oxley)	\$750
	subtotal to be done FALL 2020	\$3,075
TOTAL FOR LAWN JOCKEY		

Iowa Contracting, Inc (Will Lawson)

13435 Summerset Rd, Indianola, IA 50125

515 717 0990

iowacontractinginc@gmail.com

8844 Oxley	9x10 section of street	\$850
8709 Hanworth	4x13 section of drive approach (sidewalk area)	\$650
8715 Hanworth	9x9 section of area to back into	\$700
8721 Hanworth	9x9 section of adjacent area above to back into	\$700
8641 Bromley	2 street panels (east side/ Exit side south of island)	\$2,100
	subtotal to be done NOW	\$5,000
TOTAL FOR IOWA CONTRACTING, INC		

Approved bids June 25,2020

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Detail

IOWA CONCRETE LEVELING

1512 NW 102nd Street, Clive IA 50325

515 240 9944

estimates@iowaconcreteleveling.com

8815 Hanworth	Raise 1 panel of driveway to reduce edge (other location 8825 Oxley cancelled)	\$500
TOTAL FOR IOWA CONCRETE LEVELING		

PARKING LOT SPECIALTIES, LLC

3040 Gateway Drive, Carlisle, IA 50047

515 262 1155

<http://www.parkinglotspecialties.com>

DO AFTER CONCRETE	Restriping (including No Parking between blgds along Lyndhurst)	\$200
DO AFTER CONCRETE	Random Cracks	\$573.75
TOTAL FOR PARKING LOT SPECIALTIES, LLC		

FREEDOM MASONRY AND HANDYMAN SERVICES

P O Box 294, Dallas Center, IA 50063

515 822 6886
6505 Manton

brick repair to garage and lv expansion joint \$350
TOTAL FOR FREEDOM MASONRY AND HANDYMAN SERVICES

Approved bids June 25,2020
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Detail

TOTAL APPROVED

BIDS TO BE DECIDED LATER

LAWN JOCKEY (\$1200 Root grinding) Later \$1,200

BIDS RECEIVED BUT NOT APPROVED

EXTREEM TREE (\$4,708 + \$393.23+390.55)

FREEDOM MASONRY (\$450 wrong sign)

PRESSURE POINT CLEANERS (\$157)