

GREEN MEADOWS NORTH TOWNHOMES OWNER'S ASSOCIATION

BOARD MEETING MINUTES

MONDAY, March 25, 2024

ZOOM VIDEO TELECONFERENCE – 2:00 PM

Present –

John Gajdel- presiding

Mike Fletcher

Susan Johnson

Mary Rew

Ted Lockwood

Lisa Logsdon - HOA manager

1. Call to order – 2:03pm
2. Open discussion – Walk through will be April 19<sup>th</sup> at 2:00pm, anyone wanting to go along is welcome. We will start on Bromley Place. (Rain date April 26 @2pm)
3. Review and approve February meeting minutes – motion made by Susan Johnson to approve minutes, unanimously board approved.
4. Financials – February financials reviewed by Susan Johnson.
5. Committees
  - a. Architectural  
8832 Oxley Place, submitted variance form for window replacement and board approved electronically.
  - b. Finance – March invoices reviewed by Susan Johnson. The board along with Denny Johnson, who is on the finance committee, met at John Gajdel's house on March 18<sup>th</sup> to discuss areas of budget that could be adjusted to allow additional \$5,000 for insurance premium this year. CD's coming due in April were discussed and there was a suggestion that we take \$25,000 from the reserve at Grinnell and put into a CD for 15 months at 4.58% at Grinnell with a bump up. The two CD's coming due April 4, 2024, one would be a 6 month at 5.1% and the second at 18 months at 4.85%, both at Veridian. Mary Rew made a motion to approve above mentioned action with all CD's, board unanimously approved.
  - c. Landscaping -  
We have a dead tree at 8621 Bromley Place. We will have Wade Winters look at and give recommendations on cutting down. Also, we have several ash trees with extensive woodpecker damage, that he will evaluate. And finally, we would like Wade's opinion on timing of irrigation (i.e. 2x per week or 3x per week)
6. Old Business –
  - a. CertainTeed warranty claim. After a second offer was received from CertainTeed for the 4 the buildings on Oxley and Cheslie (these were shingled in 2011 and were the 1<sup>st</sup> buildings shingled), Jessie Hedberg is still working on getting us a better settlement. Also, the Barton buildings will be analyzed as they were also shingled in 2011. Please continue to watch monthly minutes for further updates on our roofs.

- b. Sewer cleaning – Lisa will check with city of Johnston for cost.
  - c. Fire hydrants - The last flush was several years ago. The city of Johnston can do at cost of \$100.00 per hour per hydrant. Mike Fletcher is going to check with a vendor he knows that can flush and replace parts if necessary. We will discuss at next meeting after information is obtained.
7. New Business-
- a. The deceased resident's family has turned the townhome back to Longbridge Financial. Longbridge Financial, the reverse mortgage company, has started foreclosure proceedings on it. Lisa Logsdon will have our HOA attorney notify the mortgage company that we have a lien on the property.
8. Next meeting- April 22 at 2:00pm by ZOOM
9. Adjournment at 3:00pm

Reminder to all pet owners to be respectful of your neighbors and pick up your dog's waste and dispose of it properly.

If any homeowners have any concerns after office hours and holidays, the emergency phone number for Lisa Logsdon is 515-360-4293.