

Green Meadows Townhome Association Board Meeting

Zoom meeting

Monday, March 27, 2023

Present-

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

Call to order- Denny Johnson, presiding, at 1:01pm

Owner concerns/ issues – President Denny Johnson, would like all projects over \$1,000.00 to be brought before the board and approved by board before being done, no decision was made by board at this time. Denny would like to inform residents that sewer back up damage and clean up is their responsibility to have insurance on. This is an addendum to each homeowner's personal insurance and is called Water Back-up and Sump Overflow Endorsement. See attached that Ted provided after the meeting.

Review of February board minutes – reviewed and motion made by Ted Lockwood to approve, unanimously approved by board.

February financials – Susan Johnson reviewed with board, still have four homeowners with outstanding \$50.00 vent payment due. Mary Rew made motion to approve finances, board approved unanimously.

Committees

- a. Architectural- nothing.
- b. Finance – Susan Johnson reviewed March bills and highlighted that \$5,297.00 will be paid to Stone Cross for 7" heavy snow removal done on March 11th. Susan Johnson made motion to take \$20,000.00 from checking account and purchase a 9 month CD at 4.8% at Veridian, another CD will become due in May and that will be put into reserve fund. Motion was passed unanimously by board.
- c. Landscape – Mary Rew will contact Wade Winters of Lawn Jockey to find out schedule for chemical applications and discuss seeding of areas affected by raccoons last year and areas around metronet pods.

Old Business – Homeowner with charcoal grill on composite deck, has not removed it or paid monthly fine, Mary Rew made a motion to have John Gajdel's name and number given to home owner with the offer of him removing grill from deck to grass area under deck and fines will be removed. Board unanimously approved.

New Business – Irrigation bids reviewed. Ted Lockwood made motion to approve Stone Cross for our irrigation vendor this summer, board unanimously approved.

Barton Court street light bid, for new pole and LED lighting, from Superior lighting not available yet.

Exterior siding bid from Omni (needed for reserve analysis), not available yet.

Roof inspection - for possible hail damage will be done on March 29,2023 by Hedberg Roofs.

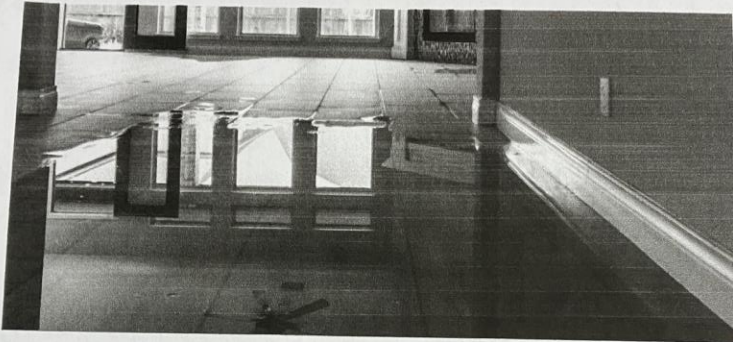
Board will have a walk thru with Iowa Contracting to review concrete on April 21, 2023 at 10am

Next meeting April 24th,2023

Adjournment by president Denny Johnson at 2:28pm

Pet owners please be mindful of your neighbors and pick up after your pets and dispose of properly.

5 Essential Insurance Coverages: Water Back-Up and Sump Overflow Endorsement



What is the Water Backup and Sump Overflow Endorsement?

The Water Backup and Sump Overflow endorsement is an add-on to your homeowners insurance because usually this type of coverage is excluded without this add-on. This endorsement provides coverage for damage resulting from water which backs up through sewers or drains or which overflows from a sump, french drain or sump pump, even if the sump pump fails. Coverage includes damage to covered property but excludes coverage for the sump pump.

Imagine This Scenario

Mr. Klopp's home is hooked up to the city sewer. One day, Mr. Klopp arrives home from work to find that sewage has backed up through many of his drains. This does significant (and terrible smelling) damage to his carpets, furniture, personal property, and hardwood floors. Afterward, he is able to file a claim on his homeowners insurance policy for the damage caused by the back up because he has the Water Back-Up/Sump Overflow endorsement.

Why Add This Endorsement

Sewer pipes get old and fail. When that happens, the water will reverse course and flow back into your drain and cause damage.

Sump pumps can also fail or become inundated with water from a storm, in which case they will be unable to keep water away from your foundation or basement. Water backup can result in damage to drywall, floors, floor coverings, furniture, personal items, curtains, etc.

Sewer water remediation can be expensive, not to mention the cost of replacing furniture, carpet, floors, and various other belongings. Without this endorsement, you would end up paying out of pocket in the event of this kind of claim.