

GREEN MEADOWS NORTH TOWNHOMES OWNERS' ASSOCIATION

BOARD MEETING ZOOM

MONDAY, April 22, 2024

Present

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

- I. Call to order – 2:00pm
- II. Owner concerns – Parking at the end of the streets and between Barton Ct. and Cheslie Ct. are for visitor parking and NOT for parking for homeowners and their family members who live with them. Homeowners/residents should park in their garages and driveway to their unit.

Lisa was asked to send a letter to a homeowner with a deck in need of repair/maintenance
- III. March board minutes -Ted Lockwood made motion to approve minutes. Unanimously. approved by board.
- IV. Financials – March financials reviewed by Susan Johnson.
- V. Committees –
 - a. Architecture – Variance for 8604 Bromley Place for new deck and white railing approved by board electronically, Mary Rew made motion to approve variance and unanimously approved by board.

Please remember that anything that changes the exterior appearance of the townhome needs to have a variance submitted for board approval.
 - b. Finance – 1 CD coming due in May 2024, motion made by Ted Lockwood to change to 18-month CD at 4.85% at Veridian. We are \$4,000 more favorable vs budget due to no snow removal in March or April.
 - c. Landscape – Mary Rew will meet with Wade Winters to discuss options available for lawns with large tree roots above ground, trees that need to be removed or observed for future removal.
- VI. Old Business –
 - a. CertainTeed warranty claim -last samples from Barton Ct. submitted. (warranty claim is on the 6 buildings that were re-shingled first Oxley Pl, Cheslie Ct, and Barton Ct– in 2011). Please continue to watch monthly minutes for further updates.
 - b. Sewer Cleaning update – City of Johnston will clean marked sewers on easement of our property sometime in May. They have already notified us with a postcard in early April to put our toilet lids down, while they are cleaning the sewers. This is a city service and no charge to us.
 - c. Hydrants – Mike Fletcher is still doing research on vendors to flush, paint and service hydrants as needed.

- d. 8608 Bromley Place foreclosure – our HOA attorney has submitted notification to reverse mortgage company that there is a lien on the property. According to our attorney we may have to wait until estate is open and we should watch the papers for the opening of the estate.
- VII. New business – Walk through was done April 19, 2024. Lists will be sent to Lisa Logsdon to compile and obtain bids from vendors.
Lisa will ask for an estimate to have individual units pressure point cleaned, if the homeowner wants to pay for this service.
- VIII. Next board meeting – May 22, 2024 at 2:00pm
- IX. Adjournment at 2:55pm, Mary Rew made motion to adjourn, unanimously approved by board.

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.