

Green Meadows Townhome Association Annual Meeting  
Johnston Library  
Thursday , November 2, 2023

1. Call to order by president Denny Johnson at 7:00pm
  - a. 25 members at meeting
  - b. Introduction of board members
  
2. Approval of previous 2022 annual meeting minutes - motion was made by Perry Bleadorn to approve, unanimously approved by quorum.
  
3. Insurance coverage - Susan Johnson discussed in detail our 2024 insurance premium increasing \$12,500 over our 2023 premium . This is an increase of over 50%.
  - a. weather patterns showing stronger storms in next three.
  - b. building materials increasing in cost.
  - c. storms over the last five years have been larger and more damaging, effecting more clients.an
  - d. Many companies are getting out of the habitational market due to the loss ratio on this type of business.
  
4. Ted Lockwood reviewed Loss Assessment coverage and encouraged everyone to check their personal HO6 policies to make sure they have adequate coverage. He also passed out some information on this to everyone at the meeting. Denny Johnson explained in more detail how this coverage could be applied if we had a hail storm.
  
- 5 John Gajdel reviewed the information that he prepared and put in the blue folders for everyone at the meeting. (pie charts of 2023 Actual expenses, 2024 Budget expenses, 2024 Budget expenses per unit, a bar chart of 2023 vs 2024 expenses, a list of dues paid by other associations in 2023) Also, more information on Loss Assessment (provided by Mary Rew) was included in the blue folders. Susan Johnson has extra folders, if anyone who missed the meeting would like one.
  
6. Committee Reports
  - a. Architectural Committee - Ted Lockwood discussed use of variance form for deck or landscape changes, form can be obtained from Lisa Logsdon.
  - b. Landscaping Committee – Leaf pick up will start Monday, three replacement trees will be planted, oak tree will be trimmed at 8715 Hanworth Drive will be pruned and spirea will be cut back.
  - c . Financial Committee –  
2023 Budget Comparison  
2024 Budget Dues going from \$210/mo. to \$225/mo. 80% of this increase will be due to increased insurance premium.
  
5. Election of Officers
  - a. Ted Lockwood reelected.
  - b. Mike Fletcher elected to join board.

6. New Business - Lisa Logsdon will work on compiling new phone list of all current homeowners and mail to each owner.

Our Roofs have been inspected 2 times this year. We have excessive granule loss and our roof contractor Hedberg & Son has put in a claim for us with CertainTeed, the manufacture of our shingles. The roofs are providing good coverage for us; however, they are wearing faster than expected. Our warranties are for 30 – 50 years with full coverage in the first 20 – 25 years. Please continue to watch monthly minutes for further updates on our roofs.

7. adjournment – 7:10pm

The board appreciates the years of service of Denny Johnson, who retired from the board this year. We are looking forward to his continued involvement on a committee or two or three.