

Green Meadows Townhome Association Board Meeting

Zoom meeting

October 24,2022

Present-

Denny Johnson

Susan Johnson

Ted Lockwood

Dean Bice

Mary Rew

Lisa Logsdon, HOA management

Call to order- Denny Johnson, presiding, at 12:56pm

Owner concerns/ issues – none

September board minutes – reviewed and motion made by Dean Bice to approve, unanimously approved by board.

September financials – Susan Johnson reviewed with board , Mary Rew made motion to approve, unanimously approved by board.

Committees – Architectural – none

Finance- 18-month CD currently at 2.08% can be bumped up to 3.2% and 30-month CD currently at 2.5% can be bumped up to 3.25%, both at that higher rate for the rest of their term at Veridian CU. Dean Bice made motion to bump up CD's, board unanimously approved.

Landscape- 8825 Oxley variance approved by board.

Ramiro was present by ZOOM representing Stone Cross. The board voiced their concerns as well as concerns heard from homeowners regarding, mowing, chemical applications and aerating (which was done Oct 21 for the entire association). Ramiro stated that our 5-part chemical treatment plus grub control (6th application) is normally done as follows:

1. April – pre-emergent fertilizer.
2. May-- Broadleaf spray
3. July – Fertilizer with grub control (we were charged and will be credited for this because there was no verification of application)
4. August – Summer fertilizer
5. September—Broadleaf spray
6. October – Fertilizer

In the future, scheduled applications will be communicated to landscape director prior to the actual application.

Concerns were made to Ramiro about the amount of leaves on ground, and if the recent October 21st aeration will be effective. Also, some areas with several inches of leaves were missed. Ramiro, stated he would make visit to association to check for effectiveness and completion of aeration, especially in areas with piles of leaves. Ramiro told us that an earlier aeration of small areas was done in mid-September at no charge.

1st leaf pick up will be after Maple trees release their leaves.

Spirea trimming will be done after hard freeze.

Old business- None

New business- 2023 budget reviewed and discussion of need to increase monthly dues to \$210.00. Ted Lockwood made motion to accept 2023 budget and increasing of monthly dues to \$210.00. Board unanimously approved.

Annual meeting November 7th, 2022 at 6:00pm at Johnston library, insurance agent, Darrell Johnson, will be present to discuss increase cost in insurance premiums.

Next Zoom meeting November 28,2022 at 1:00pm by ZOOM

Adjournment- Denny Johnson called adjournment at 2:22pm