

GREEN MEADOWS NORTH TOWNHOMES OWNERS ASSOCIATION

Zoom Board Meeting Minutes

October 26, 2020

Call to Order: 1:00 p.m.

Barb Sutton	6517 Cheslie Court	Sutton2924@msn.com
Denny Johnson	6524 Barton Court	dennydebbie@msn.com
Susan Johnson	8832 Oxley Place	syj1969@aol.com
Ted Lockwood	6532 Cheslie Court	tedlock1940@gmail.com
Mary Rew	8825 Oxley Place	rew4hawks@aol.com

Lisa Logsdon, Association Manager 515-446-2240 (Emergency: 515-360-4293)

Beverly Kilman, Homeowner

Jo Lockwood, Homeowner

Homeowner Concerns:

6505 Manton: Reported water coming through the ceiling, possible leaky roof.

8733 Hanworth: Following an in-depth conversation about the basement problem with Jim Davis of WCI via Zoom, Denny made a motion that he, Ted and Jack Gooding contact the owner and arrange a time to meet with the owner and her father, inspect the basement, then discuss the situation and the solution. Ted seconded the motion and it was approved.

September minutes:

The September minutes will be approved at the next meeting.

Financials:

A detailed report was given by Susan Johnson. Three homeowners have not paid for dryer vent cleaning. All dues are up to date. Denny said that the Reserve account is underfunded by approximately \$28,000. Mary made a motion to approve financials, Ted seconded the motion and it was approved.

Committees:

Architectural - The deck has been completed on 6532 Cheslie. The owner at 8837 Denton would like to add white railings to the front steps of home. The owner at 8629 Bromley reported that a crack around his basement window is allowing water to come in. Lisa will request that a professional inspect and provide quote to fix.

Finance - We may not need another lawn mowing this fall. The irrigation system has already been winterized. Denny told the board that we could earn 1.05% by moving \$25,000 from the Reserve account to a 15-month CD at Grinnell Savings Bank. He made a motion that we do that, Mary seconded the motion and it was approved. Ted reported the insurance premium for 2021 will be available in November. Options to reduce the premium will be presented this year for our review.

Landscaping - If the weather cooperates, we still want to plant the fall trees and bushes.

Old Business: None.

New Business: Barb called the Dodge House at Camp Dodge about holding our annual meeting there but had no response. Denny made a motion to postpone the annual meeting until Spring 2021, with officers remaining in place. Mary seconded the motion and it was approved.

Lisa said that the base rate for trash collection was set at \$9 per unit (or \$684 per month) in 2009, and has risen to \$1,213/month due to increases for fuel and other operational costs. Bids from other vendors have been received. She said it's time to renegotiate with Waste Connections and she will start this process.

Bids for other services like lawncare and irrigation are requested every February.

Discussion about sprinkler head replacement, which are \$25 each, would be \$20,000 plus labor. Denny said we will have Stonecross check them after winter and just set a limit of \$6,000 for replacement. Several along the walking trail have already been replaced.

Final leaf removal should take place approximately November 10.

The next regular meeting will be held on November 23 at 1:00 p.m. by Zoom. There will be no December meeting.

The meeting was adjourned at 2:10 p.m.