

Greenhill Village Neighborhood Association

Annual Meeting

Commencement

- Meeting called to order by Tim Hanson, President at 6:10 p.m.

Roll Call and Certifying of Proxies

- All Board Members, Treasurer and Secretary, and 10 households attended the meeting. Prior to the meeting, 3 proxies were received and certified by the secretary and treasurer.

Proof of Notice of Meeting/Waiver of Notice

- Prior notice of the Annual Meeting was sent via mail with the date postmarked on December 1, 2014. A list was available of all homeowners with a right to the notice.

Reading and Disposal of Any Unapproved Minutes

- All minutes were approved prior to this meeting.

Reports of Officers

- Tim Hanson, President and Dustin Gruver, Vice President:

Tim and Dustin reported on actions taken thus far by the Board of Directors. The pond near Loren Drive was cleaned up. This included removing all trees, brush, and other materials from the pond. The HOA was provided with a container to continue to spray to prevent the trees and overgrowth from returning. Ideas were suggested to continue to keep down algae and keep the pond at a good level. These included introducing fish such as grass carp, adding rock bed and including a fountain. At this time the Board will obtain quotes for the rock bed and will continue to consider other ideas. Prices and ways to lower the cost were discussed. Tim has access to a loader that can possibly be used to install the rock bed. This should substantially lower costs of the rock that is needed.

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Discussion was held on overgrowth along Hudson Road. It was suggested the HOA contact the Mark Riplenger with the city to see if they would assist with this project. It was also suggested that adding landscaping along this area once all the overgrowth is cleared would allow privacy for homeowners and would also improve the overall look of the Greenhill Village.

-Jenifer Leistikow, Treasurer

Jenifer reported that we currently have 170 lots/homes. We are still missing around 50 email addresses. This could be used as a much cheaper way to communicate with homeowners. The bylaws dictate some communication needs to occur via mail but email could be used for all other communication. Jen has also filed the State of Iowa Non-Profit Report and we are current on it. In addition, the HOA is up to date on insurance for over 200 homes. The budget from the previous year as well as this year's projected budget were discussed and are available via the Greenhill Village website. Jen has this information as well if needed. Our costs total approximately \$7200 which leaves around \$1300 per year. With the suggested projects to improve the shared spaces of Greenhill Village, we will eventually need more income than this. A discussion was held on increasing the dues eventually to help offset these costs and also to create an emergency fund. As of the date of this meeting, only 54% of homeowners have paid their 2015 dues. All prior dues from previous years have been paid. Jen mentioned postage costs were substantial from last year as various mailings had to be sent out to homeowners that refused to pay their dues. The hopes this year is that people will pay very soon and we can reduce these costs. Four homeowners were taken to court last year due to not paying dues.

Reports of Committees

-There are currently no committees elected by the Board of Directors. It was discussed that committees would be very beneficial and would assure the work of the HOA could occur in a more timely fashion. The HOA Board of Directors asked anyone interested in signing up for a committee contact their Board member directly, or contact the HOA via the email listed on the website.

Election of Inspectors of Elections

-Brandy McOmber and Jenifer Leistikow were elected as Inspectors of Elections and announced votes during the meeting.

Election of Board of Directors

-The following individuals were elected to the Board of Directors. There are currently a total of eight subdivisions. Subdivisions 1, 4 and 7 were up for election this year and therefore three Board members were elected, with one representing each subdivision.

-Subdivision 1: Tommy Babcock, tonitommy@msn.com

-Subdivision 4: Rachel Delagardelle, rachel@delagardelle.com

-Subdivision 7: Jared Nauholz, sjmm5858@yahoo.com

Following the meeting, it was decided the same officers would continue their positions this year.

-President: Tim Hanson

-Vice President: Dustin Gruver

-Treasurer: Jenifer Leistikow

-Secretary: Brandy McOmber

New Business

-The following suggestions from those in attendance were noted:

1. Replacing the sign at the entrance of Greenhill Village to include the HOA website and important information.
2. Putting in Stop signs, Slow signs, etc. to reduce the speed in thru streets.
3. Adding No Swimming signs to the ponds to assure people do not swim in them.
4. Questions were answered about who to contact to add No Parking signs, or alternate parking for streets where there are condos.
5. Adding grass carp or some other fish to the ponds.
6. Allowing homeowners to spray the ponds if interested to help reduce costs.
7. Increasing association dues to allow for future projects and improvements to the Greenhill Village.

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Adjournment

-The meeting was adjourned by Tim Hanson, President at 7:37 p.m. Dustin Gruver seconded the adjournment and all parties were in favor.