

Greenhill Village Neighborhood Association

Annual Meeting Agenda

6:00 p.m. on Monday, January 23rd, 2017
Cedar Falls Public Library, meeting room
524 Main Street Cedar Falls, IA 50613

Meeting Agenda

Registration begins at 5:30 p.m.

- Past due homeowner association fees were accepted at the door upon registration

1. Roll call and certifying of proxies.
2. Proof of notice of meeting or waiver of notice.
3. Reports of officers.

- Explanation of phases
- Explanation of \$100 dues for 2017
 - All phases, except phase 7 (Loren Pond phase), state \$100/year in the Greenhill HOA bylaws. Thus the board is enforcing dues rather than increasing dues. The board voted and approved to increase phase 7 from \$50 to \$100 to keep dues consistent in the neighborhood.
 - Funds will help to support maintenance of the community – mowing of common areas, signage, drainage pond maintenance, insurance, etc.
 - Funds will also allow the HOA bank account to have more of a buffer to care for the neighborhood, lessening the need for homeowner assessments for emergencies.
- Discussion of the pond
 - Question: should the HOA take the pond contractor to court or let him complete in the spring?
 - Sidewalk damage (fixed), re-seeding (not fixed), re-sodding (not fixed)
 - Rock was supposed to be 5 ft in water 5 ft above water line - 10 feet of rock is there, but not half in the water, half in the yards
 - Tracks and seed is not down – what is the HOA going to do in the spring?
 - **Action item – board to assess the condition of Loren Pond in the spring and obtain quotes on additional items to rectify prior damage and further beautify**
- Treasury report –
 - Published online at <http://www.greenhillvillage.net/>
 - Mowing – explanation of what the HOA pays to be mowed.
- Parking –
 - Concerns/complaints on Ashworth and Addison Drives
 - Excessive cars street parked

- New developments
 - Potentially Community United to be built adjoining neighborhood. City Counsel meeting will address new community developments.
 - Potentially Casey's Gas Station adjoining neighborhood
- City playground upgrades
 - All inclusive park coming to Greenhill Park – city owned park in Greenhill Village
 - <https://www.firstgiving.com/beausbeautifulblessings/place-to-play-inclusive-playground-cedar-falls>
- Discussion on parking trailers and campers
 - Notifications have been sent to homeowners reported to the HOA as reported in violation to the HOA bylaws.
- Garbage cans
 - Reminder that garbage cans must be in garages or hidden behind fences.

6. Election of Board of Directors. Phases 3, 6, 7 and 9. Nomination of Secretary to the Board.

Nominations:

- **Phases 3 – Jacqueline Thompson**
- **Phase 6 – Andy Brallier**
- **Phase 7 – Sue Clubine**
- **Phase 9 – email 9 residents for nominations**
- **Secretary nomination – no nominations, responsibly divided by the board**

8. Adjournment.