

# Greenhill Village Neighborhood Meeting

## Meeting Minutes

### **Call to Order**

The meeting was called to order at 6:10 p.m. It was held at the Cedar Falls Public Library in Cedar Falls, IA. The purpose of the meeting was to provide an open forum to the homeowners to address their concerns. In addition, the desire of the Greenhill Village Neighborhood Association was to provide an update to homeowners on actions taken by the Association as well as upcoming projects and issues.

### **Letter of Resignation**

Dave Pettingill, President of the Greenhill Village Association and Board Member of Subdivision 1, has relocated. He submitted his letter of resignation which was read during the meeting. The Board has nominated an interim Board Member, Brandy McOmber, who will serve until the upcoming Annual Meeting. Votes can be held at that time to fill the position. Tim Hanson, Board Member of Subdivision 2, was nominated as President. Dustin Gruver, Board Member of Subdivision 6, was nominated as Vice President to replace Tim's position.

### **Actions of the Board**

The Board of the Association has been working diligently to improve the Greenhill Village. Some of these actions include: fixing the sign at the entrance, creating and maintaining a website and common email address, maintaining email listings of all homeowners, paying for ads and arranging the garage sale, taking action on violations of the bylaws, addressing homeowner questions and complaints, removing electricity boxes that were not in use but costing money, creating a PO Box address, obtaining insurance on behalf of the homeowners, and obtaining quotes and bids for maintenance of common areas.

### **Bylaws**

The bylaws were discussed as well as the process required to change these. This process requires a majority vote which is very difficult to obtain due to the lack of attendance at the Annual Meetings. We can vote by proxy on some issues and these can be voted on at the next Annual meeting. The Board will review requests of homeowners and will send out info prior to that meeting.

## **Committees**

Discussion was held on initiating various committees to assist the Association. This could include a Social Committee to help with neighborhood activities such as the Annual Garage Sale, picnics, etc. The Board will discuss this and more information can be sent out once a decision is made on this, to determine if any homeowners are interested in this.

## **Communication**

The required mailings and communication with homeowners was discussed. Additional mailings are very costly and the hope is to have as many homeowners providing email address or phone numbers as possible, to allow the Association to save funds when communicating with homeowners. The website and common email address created by the Association were discussed. The website is [www.greenhillvillage.net](http://www.greenhillvillage.net) and the email address is [greenhillvillage.net@gmail.com](mailto:greenhillvillage.net@gmail.com). Homeowners are able to also request deeds of dedication, bylaws and other information from the Association. They can also obtain copies of these documents on the website.

## **Dues**

Discussion was held on the issues of paying dues. Homeowners who attended the meeting were in agreement the dues need to be paid. There is concern about increasing these dues when some have chosen not to pay. An update was provided to the homeowners about the number of letters previously sent to these homeowners. They have been notified numerous times of the need to pay dues and the Treasurer has provided invoices with each letter indicating the amount owed. There are a total of 32 houses that owe some money to the HOA. There are currently 17 households that have not paid any dues at all. This is a total of \$2,574 that has not been collected from these homeowners. A discussion was held as to next steps and it was unanimous that the Board would move forward with placing liens on these properties after another letter is sent to the homeowners. This letter will notify them that this action will be taken if dues aren't paid immediately. The process of placing liens on properties was shared with the homeowners. Discussion was held on whether to make it public knowledge which homeowners have and have not paid their dues. The collective decision was not to publish this information on the website. The decision was also made to send out notices to all homeowners who owe dues via certified mail. This decision was made as one homeowner at the meeting indicated he never received a bill. A discussion was held on the process for sending out bills and for verifying this information is

accurate. This information is double checked and kept updated to assure it is done correctly.

Discussion was held on the need to keep money in the account for Greenhill Village. There are several reasons for this. One is for paying bills. There is also a need to maintain a balance to assure any unplanned bills can be paid by the account. If there is no balance in the account during these times the Board is required to divide these bills among all homeowners and ask for immediate payment. Another reason to maintain a balance is for potential buyers and companies. Companies such as John Deere are contacting the Board and requesting information on the balance. They do not want to pay to relocate employees to a neighborhood that does not have a healthy account.

### **Meetings**

Discussion was held on meetings provided by the Association. There is one Annual Meeting required per year and the date and time of this was discussed. It is also listed in the Bylaws. The Board will attempt to keep the meeting place at the Cedar Falls Public Library so homeowners are aware of it and it is able to stay consistent.

### **Ponds**

Discussion was held on the two ponds and the costs associated with maintenance of these ponds. The ponds are for water retention and not for aesthetic value. The purpose is to retain water and prevent houses from flooding. When the ponds are not maintained, they look and smell poorly. This could turn away potential homeowners and reduce the values of the homes in the Village. A request for bids from all local businesses has occurred. The Association has also emailed homeowners who have provided email addresses to request any bids or suggestions from homeowners. A few bids have been received and the Board will consider these bids. The plan is to move forward with pond maintenance of the Hudson pond and cleanup of the Loren pond this summer. Eventually the ponds will be in need of additional services that could be costly. This needs to be budgeted out for the future. The Association has also offered homeowners the possibility of forming a committee to handle the bidding process. At this time, the Association has not received any offers on this. One suggestion was to determine if the IDED program and the City has any responsibility for pond cleanup of the Loren pond.

### **Upcoming Projects**

This summer the Association will work on clean up of the Loren pond. There was discussion held on whether or not there should be a neighborhood clean up day.

Monday, May 19, 2014

This can occur in addition to a contract for clean up services if homeowners are interested. More information can be sent out once a bid is accepted for services and once more information is obtained regarding this issue. The Association is also requesting bids on cleanup of the property along Hudson road. The hope is to remove at least 10 feet of the brush and overgrowth to improve the look of the property. This would also include removing the old fence as well. The Association has been in communication with the City to determine if they can assist with this. The concern is that they will remove all trees in that area. Homeowners have discussed a desire to keep some trees there for privacy.

**Next Meeting**

The next Annual Meeting is scheduled per the bylaws on January 19, 2015 at 6:00 p.m.

**Adjournment**

The meeting adjourned at 7:30 p.m.