

Homeowner's Association Meeting

Wednesday, November 4, 6:30 pm

Location: Young Plumbing & Heating Conference Room

Attendees:

Tim, Rachel, Tommy, Dustin, Jenifer (non-member treasurer), Keslie, Jennifer, Ryan, Amanda (non-member secretary)

Absent:

Jared

Review of revenue and expenses

Dustin to update website of revenue & expenses

Balance \$11,390.09 current in the checkbook.

Treasurer Jenifer has been asked to make a list of her duties and responsibilities and to decide if she would like to stay on with a reduced role. The board recognizes her as a valuable asset and is willing to review her workload and share across board members. Jenifer is considering the board's offer to continue with fewer duties and responsibilities.

Greenhill Village Homeowners Association (HOA) will be enforcing dues to the amount as listed on each phase's bylaws effective January 2017 of \$100 per year. Loren Pond phase will be increased to match all other phases to the amount of \$100 per year. With exception to the Loren Pond phase, the HOA has been undercharging dues in prior years (including the current 2016 invoice). The HOA has made this shift to increase dues for the Loren Pond phase and enforce of bylaws for the remainder of the neighborhood to fulfill financial needs.

Neighborhood financial needs include but are not limited to:

- Loren pond rockwork ~\$10,000
- Treat ponds more often
- Remove overgrown trees along Hudson Road
- Maintenance on fountain and possible installation at Loren pond
- Safety signs around the pond
- Signage upkeep
- Rummage sale sign
- Neighborhood beautification

Safety concerns with speeding in neighborhood. Stop signs, speed bumps, signage were discussed. Speed bumps are not favored by the city due to snow removal.

Location of annual meeting: Cedar Falls Public Library, 6 pm on Monday, January 18, 2016.

Loren Pond updates:

- Dustin brought estimates with him to the meeting.
 - Quote 1 in winter – Thompson Land Development ~\$10,000
 - Price is when the pond is frozen.
 - Price when the pond is not frozen is \$2,000+
- Quote 2 – Frontier Landscaping out of Grundy Center
 - Price comparable to quote 1
 - Quote would not be in the winter
- Dustin to call and negotiate pricing and acquire additional details on bids

Mailings:

- Letter must be mailed by the end of November. We would like to mail it now.
- Reminder needed with bylaws re: no trailers, no semis, no motorhomes
- Jenifer to let us know when we can help with the mailing

Facebook administrator to be given to secretary to manage.

**Vote for sending Jenifer a \$200 check for her management treasurer duties.
Yes: unanimous.**

Next meeting: Wednesday, December 9 at 6:30 pm at Young.