

Greenhill Village Neighborhood Association

Annual Meeting: 6:00 p.m. on Monday, January 18th, 2016
Cedar Falls Public Library meeting room
524 Main Street Cedar Falls, IA 50613

Attendance: 20 neighbors, 10 board members (8 voted, 2 appointed)

1. Roll call and certifying of proxies.

Seeking board nominations and/or volunteers for PHASES 2,5,7 & 9:

PHASE 2 – TIM HANSON - only nomination for phase 2

PHASE 5 – KELSIE ZIMMERMAN - only nomination for phase 5

PHASE 7 – MARK HAIGH

PHASE 9 – no nominations

2. Proof of notice of meeting or waiver of notice.

3. Reports of officers.

Treasurer's report:

2016: 170 lots or home, dues collected \$8,500 YTD – 69% paid except for payments received today.

By Feb 2, 2016 certified letter will go after the three prior notices for non-payment on remaining dues.

Insurance was paid for 2016 – 1.5 million umbrella policy to protect HOA and homeowners in the case of a qualifying lawsuit.

2015: Expenses: \$6,867, 2015 HOA dues collected: ~\$8,500

2016 budget will be on the webpage after the meeting

Vice President report:

We took over the Loren pond, in Phase 6, about 2 years ago from the developer; it was messy and overgrown with tree stumps. In 2015 the HOA had the willow trees cut down and for the last two years have been getting bids and ideas of how to complete the pond. We have found the contractor and accepted a bid to put rock around it this winter. Completing work in the winter reduces potential lawn damage. The contractor will lay a mat over the edge of the pond as a weed guard. 30 M, with 3-9 in riprap. Cost

around \$10,000. The work is guaranteed and after it settles the contractor will come back and check the rock positions.

Timeframe: work could be done by the end of the month. The HOA is paying ~50% down, ~50% upon completion with a final \$1,000 in the spring after final inspection.

Garage sale – looking for input on garage sale signs

Potluck – Is the community interested?

4. Reports of committees – NO REPORT

5. Election of inspectors of elections – COMPLETE

- No vote necessary, phases 2 & 5 only each had one nominee.
PHASE 2 – Tim Hanson
PHASE 5 – Kelsie Zimmerman
PHASE 7 – Mark Haign

6. Election of Board of Directors. Phases 2, 5, 7 & 9.

- Tim Hanson, Kelsie Zimmerman and Mark Haign were accepted to the board.
- Phases 9 is still open and the board will still consider nominations

7. New business

- Reminder that laws state that trash cans and recycle bins should be in a garage or fence – reference concerns of blowing trash.
- Dues – all phase bylaws state \$100 per year except the Loren pond phase, which in the bylaws states \$50, per year. Greenhill Village needs money to replenish the bank account because we are draining the fund by fixing the pond. Asking for the back years allowed us to have money in the account but we will not have any money for problems – dredging ponds, updating community, etc.
- **For FY 2017, Greenhill Village HOA is enforcing dues of \$100 per year for phases 1-5 & 7-9. Similarly, phase 6 has been set by the board to \$100 per year. (Reference below bylaws)**
- 2016 the board will rebid contracts including pond maintenance, pond fixtures (light/fountain) and mowing property of the HOA.

Community concerns:

- High Development sign should be taken down
 - Dan Keagle – will lead the clean up committee in spring for this item and other community clean up
- Drainage concern:

- Off of (old) Algonquin at the bottom of the hill facing the bike trail – High development concern, sold to Robson’s, issue with drainage – redid it two times. Promised to fix after street is complete, but they haven’t come back yet.
- Park
 - Can we contact the city to get it mowed more
 - Park is going to be a handicap accessible playground
- Traffic
 - Ashworth and Algonquin roads and intersection
 - To make a 4-way stop, or parking on one side of the street?
 - Action would require a majority of homeowners on those streets complaining to the city.
 - Should we start a petition?
- Empty lots – grass is not supposed to be over 6”
 - Homeowner suggested from experience calling the city with this type of concern.

Future development surrounding Greenhill Village -

- Zoned commercial: potential childcare facility, Casey’s General Store and townhomes
- There will be a new road in “Fountain’s way” towards the gym. From condos to the gym.
- When the condos come in we should pay attention to the type of condos. Planning & Zoning
- All current and future condos and townhomes **are not** part of the Greenhill Village HOA.

Meeting adjourned.

References:

Bylaws, page 9

Association. The initial monthly assessment shall be one hundred dollars (\$100.00) per numbered lot per year. The initial monthly assessment is subject to change as needed to meet the Association’s responsibilities at the discretion of the Board of Directors.

By-Laws, Page 10

Notwithstanding anything to the contrary herein contained, any existing regular annual assessment or common emergency or extraordinary expense assessment may not be increased by more than fifty dollars (\$50) per month unless such increase is approved at a special or annual meeting by a vote provided for in Article III, paragraph 2.

Deed of Dedications Phase 6, Loren Pond

The annual dues for the Association shall initially be set at \$50.00 per lot per year beginning January 1, 2011. The Association shall have the ability and authority to adjust annual dues as it deems appropriate to carry out the maintenance duties described above.