

Forest Greens Condominium Association
Annual Meeting Minutes
Date: April 13, 2015
Location: Hope United Church of Christ, Hiawatha, IA

The meeting was called to order at 6:30 pm.

Roll call (Proxy)

(101), 102, 103, 105, 106, 107, 110, 111, (112), 113, 114, (115, 116, 119, 121, 123, 124), (201, 202), 203, (205) 206, (209), 211, 212, 213, (214), 215, (216, 218), 219, 221, (222, 223), (302, 303, 305, 307, 309, 310, 311), 314, 316, 317, 318, (319, 320, 321, 323, 324), 401, (402, 405), 411, 412, (413, 414, 417), 418, 420, (439, 441, 443, and 14 unbuilt units)

Minutes from the 2014 Annual meeting were read and approved with one alteration.

Treasurer Report

- Checking acct: \$34,359.56
- Savings acct: \$638.00
- CD's: \$128,503.60

Director Report

- Currently there are 9 rental units. Remember if you are grilling, no open flame grilles should be used

Vice President Report

- Association Web Site was launched in 2013 and it has a lot of information on it. In June of 2014 we changed from a Google site to our own domain name: www.forestgreenscondos.com. This site is hosted by Go Daddy for 3 years with an automatic renewal.
- The townhouses had their windows washed.

President Report

- The interior of building #300 was painted.
- Landscaping was completed in the picnic area.
- One defective window was replaced
- We began mowing the unimproved area between townhouses bi-weekly.

Election of Officers

- Dorothy Speight has stepped down from the director position on the board. Charley Gerard, Mark McCright, Patrick Logan, and Carol Forbes were selected to be on the board.

Old Business

- Discuss/vote on Article IX of the Declaration of Submission to Horizontal Property Regime. This topic was discussed during the April 28, 2014 Special Meeting. At that time there were not enough members

to officially vote. The vote of the members present was unanimous to accept the amendment with the proposed changes. The proposed changed changes are listed in Article IX under 2: Use of Property adding provision (l) concerning rental units and leases. The vote passed.

New business:

- Discuss/vote on proposed three amendments
 1. Article XII, 1 (b): Resolution to change a 66 2/3 % to a majority of all owners present. This failed to pass.
 2. Article XII, 1 (d): Resolution to change wording of Johnson County Recorder to Linn County Recorder. This amendment passed.
 3. Exhibit E, Bylaws VII 1: A 66 2/3% affirmative vote is changed to a majority of all votes entitled to be cast. Also the amendment wording was changed from affecting to effecting. This amendment passed.
- The electronic entry system into Building #200, only works with a 319 area code. We may revisit this issue in the future if more people have non local area codes.
- Volunteers were selected for the carpet committee: Darlene (206), Becky (219), and Kathy (418).
- Moles are near one of the townhouses. Another owner has traps and volunteered to take care of the problem.
- Snow removal and mowing were discussed briefly.
- Speed bumps and speed limit signs were discussed. We decided to not change at this time.

The board met to assign the board to the positions, Charley will continue as President, Mark will continue as Vice-President, Patrick will serve as Director and Carol will continue as Secretary/Treasurer.

Meeting continued until next day. Meeting was adjourned at 5:00 p.m. on April 14, 2015.

Next board meeting is: Monday, May 11, 2015 at 6:30 PM in the Gazebo or in case of rain at Unit 401's garage.