

Forest Greens Condominium Association Board Meeting Minutes

Date: Monday July 25, 2022

7:02 pm - 8:25 pm

Hiawatha Public Library

150 W. Wilman St., Hiawatha, IA 52233

In person			Proxy		
Unit #	Unit #	Unit #	Unit #	Unit #	Unit #
202	412	406	111	218	428
201	321	216	117	419	
115	310	308	210	421	
324	305	437	404	425	
101	221	320	415	427	
102	122	103	309	429	
413	301	313	303	431	
407	315	116	302	433	
119	439	402	223	435	
105	123	317	410	422	
206	213	322	430	424	
205	209	314			
443	222	211			
411	318	441			
323	110	113			
IN PERSON TOTAL: 45			PROXY TOTAL: 23		TOTAL COMBINED: 68

**A quorum was achieved with:**

23 proxies, 45 in person, Total: 68. Only 36 needed to establish quorum.

**Board members present:**

Dave Blum - President

Jason Wilke - Vice President

Hannah Mullan - Treasurer/Secretary

**Meeting was called to order.** Commenced at 7:02pm.

Proof of notice of the meeting was verbalized.

**Reading of previous meeting minutes:** A motion was made to waive the reading of the last meeting's minutes and there were no objections.

**Board of Directors Report**

**Treasurer Report**

Please note that these numbers may not reflect all expenses realized at this time.

Farmers State Bank CD \$14,815.85

Veridian Credit Union CDs \$122,657.46, Savings \$8.71

Phase 1 Reserved Funds: \$97,939.04                      Phase 2 Reserved Funds: \$39,263.94

A motion was made and the Treasurer's report accepted.

**President Report**

We went through accomplishments the board has made such as working through the storm and Derecho damage. The board expressed its gratitude for the owners patience as projects move forward. A reminder that the board is not a landlord and concerns with neighbors need to be worked on with neighbors. If something escalates, you have the right to take whatever action including calling the police. The board is here for maintenance and budget concerns and making sure the community is well preserved. The board is here to constantly watch, monitor and be aware of what is going on in the community. The board invites the community to enjoy their lives here and make sure they are following the rules and bylaws. Trust in your Board, worry less about everyone else - more about yourselves.

## **Amendments and Rule Changes brought to the board as of June 25, 2022**

**Amendment to Christmas Decorations Rule - TABLED** until Fall meeting where it can be reframed for all denomination seasonal decor

**CURRENT:** *According to the By-Laws we strive for an uncluttered and minimalistic appearance. The outside of the buildings are maintained by the Association and decorations shall not damage the property or interfere with snow removal. Below are the rules for decorating: The Condos in the upper decks may decorate their railings and/or light the immediate roof line. The Condos on the ground floor are limited to their patio and may decorate using small trees and/or light the immediate roof line. Townhouses may decorate their garage outline and/or small displays are allowed in the immediate front entry alcove using the entry light for illumination. All Condo/Townhouse owners may decorate the inside of their homes. Windows are not to be outlined with lights/displays. The Forest Greens Condominium Association reserves the right to request that inappropriate decorations be removed.*

**PROPOSAL:** Add "Outdoor Christmas Decorations can go up no earlier than November 1st and must be taken down no later than January 15th " and eliminate "Windows are not to be outlined with lights/displays"

## **Amendment to Garage Door Rule - PASSED**

**CURRENT:** Each unit owner shall be required to keep their respective garage door closed at any time except when entering and exiting the garage or when present in the garage using it for purposes incidental to vehicle storage and the like.

**PROPOSAL:** Add to the end statement "or when working in your driveway or yard"  
3 votes against, 65 for. This amendment passed.

## **Amendment to Exhibit "E" By-laws, V. Officers, #5: The compensation of all officers shall be fixed by majority vote of owners - REJECTED**

15 votes for, 53 against. Did not pass.

**CURRENT:** The compensation of all officers shall be fixed by majority vote of owners. The compensation of employees will be set by the Directors. The provision shall not preclude the Board of Directors from employing a Director for management of the regime. However, if a director or their relative is employed in any manner by the Board, then compensation for that employment shall be set by majority vote of the owners.

**PROPOSAL:** Add "Owners who are elected to the Board of Directors shall have their Homeowners Association (HOA) fees waived as long as they are serving on the board. Resignation or termination from the HOA Board of Directors will result in normal

collection of HOA fees starting at the start of the next month after said resignation or termination.”

**Committee Motion:** After a lot of debate - especially what this amendment would do to the board budget, It was motioned that a committee be formed to meet and come up with another way to amend this by-law. Several waived in agreement. Hannah Mullan, Lois Evans, Karen Matthews, and Rachel Parr have formed such a committee and will work to come up with a better way to incentivize being on the board and present it at the Fall meeting. The goal is to have volunteers for the board. It was hard to get volunteers at the past two annual meetings. If we fail to have volunteers, we fail to have a board. We would have to outsource and pay a company to do it - which we do not want.

### **Big Dog Proposal**

The heads of Big Dog TV & Internet came and presented their product(s) to us and the benefits of signing up for internet as a group. You can get very fast, reliable, unlimited internet for a very inexpensive price in comparison to buying it alone for your unit. Everyone would get internet hooked up in their unit - regardless of whether they will use it again. Owners can keep their current internet provider, but could save a lot of money by using Big Dog versus keeping their current. A few people expressed the increase in HOA monthly dues was a significant change to their personal budgets (i.e. adding \$30 a month for a service they won't use). An idea was brought up that maybe those who don't want to pay for the internet could have theirs shut off until a new owner takes ownership - in which case, the payment would be grandfathered in and it would be required for any future owner to pay the full HOA dues (including the Big Dog charges). There was a lot of Q & A from the community. Big Dog mentioned their variety of TV and phone packages they have. 24/7 customer service is their business and they provide full self-service. At the end, we took a show of hands and there was enough interest in us getting Big Dog - so we will be moving forward with them. ETA on installation is December 2022 or January 2023. 60 hands interested, 8 not interested.

The board is considering sending out a Survey/Poll to members via email in regards to asking who won't be using Big Dog due to costs.

Everyone expressed gratitude to Big Dog for taking the time to come and answer questions from us.

**A motion to adjourn the meeting was called. Motion was accepted and we adjourned at 8:25pm.**