

Forest Greens Condominium Association
Annual Meeting Minutes
Date: April 24, 2017
Location: Hope United Church of Christ, Hiawatha, IA

The meeting started @ 6:30 pm. We took a tally of the member's. A total of 82 members were present or their proxy was obtained. Members that were present are in **Bold**. The rest listed were represented by proxy.

Condo Owners:

Building 1: 102,**103,104,105,106,111,112,113,114,115,116,119,121,122,123,124**

Building 2: 201,**202,203,204,205,206,209,210,211,212,213,214,215,216,217,218,219,220,221,222,223,224**

Building 3: 302,303,304,305,307,309,**310,315,317,318,319,321,322,324**

Townhome Owners:

401,402,403,404,405,406,411,412,413,414,415,416,418,419, 421,422,423,424,425,426,427,428,429,430,431,433,435
437,439,443

A quorum was not represented at the 2016 Annual meeting. Therefore, we could not conduct business at the 2016 meeting, and no minutes were generated. We approved the 2015 annual meeting minutes unread.

Treasurer report:

- Checking account: \$16,242 Reserve account: \$171,426

VP Report:

- Total hits on our website for 2016: 10,204 (average 850 per month)

President report:

- Replaced defective beam on 3 decks in the condo buildings.
- Replaced 2 doors on townhomes.
- Defective townhome windows replaced under warranty.
- Landscaped around building #200.
- Finished installing dryer vents with an animal guard.
- Annual repair of roofs in phase 1 (wind blows off shingles)
- Installed drain tiles to correct water collection problem (North side 300)

New Business and General Discussion

The current board is short one member. Rochelle McFarland from #119 volunteered to be on the board. Board of Directors information:

President:	Charley Gerard	#221	319-294-1353	charleygerard@yahoo.com
Vice President:	Mark McCright	#401	319-393-3893	mark.mccright@gmail.com

Director at Large: Carol Forbes #411 319-378-5588 c.forbes411@yahoo.com
Secretary/Treasurer: Rochelle McFarland #119 319-721-5299 rochellemcfarland@rocketmail.com

The board is presenting a proposed change in the definition of a quorum. A quorum has been a majority (51%) of owners. We would like to change this to 33 1/3%. We have delayed even proposing this as an option, because we don't want a few people being responsible for changing things for Forest Greens. But in the past years, it has been hard to get enough people to be represented at our annual meeting, either in person or by proxy. It has been a waste of time and money to set up the meeting, sending out the notices, and have people come to the meeting, and not be able to conduct business because less than half of the Forest Greens Condo Association is represented.

During discussion at our 2017 annual meeting, a motion passed to delay the vote on the proposal that would change a quorum from a majority to 33 1/3%. A committee is being set up to explore various options. The members of the committee are from the following units: 119, 122, 315, 406, and 437.

The board obtained an estimate of \$730 to provide electricity to the gazebo, including outlets and a light. This was voted on, and did not pass.

There are no active street lights in the duplex area of our condo association. There are future townhouses that are not built yet. There are no definitive plans as to when they will be built. The street lights would be connected to those townhouses. We discussed options for this area. We will give this issue further consideration.

Vehicle speed on the street has been too fast at times. We want to keep our area safe for people and other cars. The board looked at speed humps. They are expensive, and the group did not feel that would slow people down. Installing speed humps was voted on and did not pass.

Snow removal has done a good job, but has been expensive the last few years. The removal has caused lawn damage. People are upset about the mound of snow that ends up filling at least 3 parking spaces. Should we switch companies from Huber? Is someone else better? The decision needs to be made by October at the latest. The lawn care company will take care of the lawn damage.

The condos have a fire alarm and sprinkling system. Currently, this is not monitored by any outside company. If the system sounds, the individual condo owners can call 911. City of Hiawatha code requires us to monitor these systems.

Phase I condos: There is still high water usage in building #200 and #300. Excess usage has caused an overage of \$4,000. A notice was posted in the condo buildings. Please recheck to see if your toilet, or your faucets are leaking. Sometimes you can hear the toilet running constantly. Here's another test idea for a leaky toilet. Place food coloring in the tank, and if the color shows up in the bowl, then it is leaking.

Some units may need to have their air conditioner cleaned. You can use APM services (\$41/hour maintenance fee) or another vendor.

Charley considered reducing the amount of money currently going to the Reserve fund. 12% of our monthly dues are designated to fund future major repairs to our complex. We decided to remain at 12%.

PPM is changing locations and will have a new name. Their new name is Affinity Property Management. They will be located at 1221 Park Place NE -- Suite C, Cedar Rapids, IA 52402, (319) 393-0814 (Office).

We found dog feces around the condo buildings, both inside and out. It has been noticed behind the garages, as well as between Building #300 and the townhouse building (#402-410). Doggie DNA will be explored as an option to get rid of this problem.

The lawn care company will take care of the damage caused by the snow plows.

Kim Downs, the Hiawatha City Manager and the City Engineer attended our meeting and presented various displays and timing of our Hiawatha area street construction plans. The City of Hiawatha will pick up on the following schedule: Brush starting at 7:00 am May 1 and Amnesty day starting at 7:00 am May 8. It may take a couple of days to pick these items up. Condo units may place their items together near the entrance. Do not place anything out on the curb after the starting point. The city may have already passed by. There is also a city-wide garage sale on May 6.

Meeting adjourned at 8:30 pm. The board met immediately after the meeting to discuss board positions. The 2017-2018 Board consists of: Charley Gerard (President), Mark McCright (Vice President), Carol Forbes (Director at large), and Rochelle McFarland (Secretary/Treasurer).

The Forest Greens Condo Association for 2017-2018 authorizes the following people to be on the banking account. They are: Charley Gerard (President), Carol Forbes (Director at large), and Rochelle McFarland (Secretary/Treasurer). The board of directors does not authorize the establishment of any checking account, or use of any debit or credit cards.

The board members will meet 5/4/2017 at 401 Cimarron Drive at 10:00 am. All are welcome.