

**Forest Greens Condominium Association
2023 Annual Owner's Meeting
Date: April 30, 2023, 6 pm
Location: Hiawatha Public Library**

Call meeting to order: 6:01 pm

Attendance:

In-Person Attendees			Proxy		
213	221	410	216	422	405
206	415	110	205	421	113
105	313	108	104	425	309
218	439	321	106	424	322
412	319	304	121	430	
119	323	103	111	435	
407	118	420	117	441	
413	316	411	210	406	
315	109		419	310	
305	112		427	203	
402	219		428	115	
101	314		431	223	
102	211		433	201	
107	318		429	317	

A quorum was achieved with 68 present or by proxy. (37 needed to establish quorum).

Board Members Present:

David Blum (President)
Jason Wilke (Vice President) &
Hannah Mullan (Treasurer & Secretary)

Proof of notice: Sent Saturday, April 1, 2023, at 8:01 am via email. Notices were placed in 3 condo buildings as well as mailbox notices for townhouses on Saturday, April 1, 2023, before the email being sent.

Reading of 2022 Annual Meeting minutes: A motion was made to waive the reading of the previous meeting minutes and there were no objections.

Treasurer Report:

- Month ending 03/31/23
- Income of \$21,979
 - The March amount in dues not paid or underpaid was \$3,321. We cannot stress enough to make sure your payments are made on time and the correct amount is paid each month.
- Expenses of \$26,922.69
 - Snow removal: \$12,990 in March
- Net income: \$(-4,943.69)
 - Phase I: Operating cash - \$27,831.42
 - Phase I: Reserve Fund - \$110,532.07
 - Phase II: Operating cash - \$9,724.43
 - Phase II: Reserve Fund - \$46,929.45
- Total operating cash balance -- \$37,555.85
- Total Reserve Funds -- \$157,461.52
 - CDs
 - Farmers State Bank (1) \$15,005.30
 - Veridian (9) \$144,423.37, \$8.71 in Savings - required minimum balance of \$5
- We have a CD maturing on 5/2/23. I will continue to examine the best-rated CDs.
- **Comparison of ending March 2022 vs. ending March 2023:**
 - **Operating cash is \$47,605.74 vs. \$37,555.85 (decrease of \$10,049.89)**
 - **Reserve funds \$135,859.83 vs. \$157,461.52 (increase of \$21,601.69)**
 - **Total funds: +\$11,551.80**

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

Affinity Report: Bill and Randi

- Online application to be live in July 2023 - can pay monthly dues, submit maintenance requests, etc. Way to communicate with the property management group and lessen emails to the board.
- Maintenance - outdoor lights building 100 and 200, ceiling panels, bird nests. 27 active requests
- Start submitting pictures with requests for example wasp nests
- Start getting bids to soft power wash
- Someone brought up carpets could wait another 5 years? The stairs aren't worn yet.

President's Report:

- I want to thank the Board members for their work and time to keep our community going in a positive direction this past year. We accomplished several notable projects since our election in May of 2022. Installed solar streetlamps, replaced the building 100 East sidewalk, did cement repairs throughout the neighborhood, and worked with Genesis & Abode as they completed the construction of the new townhomes and of course the fiber internet project. As owners, we can be proud of the improvements and the lasting value they all bring to our property. The Board approved contracts for Big Dog, saving most owners money each month on their internet bills, snow removal, and lawn care. We are about to sign a new 15-year easement agreement with the golf course, thus protecting the HOA against liability as St. Andrew's uses the space. We started the legal process of trying to retrieve our money from the original snow removal company in 2022. Hannah converted most of our CDs from less than 1% return on our money to at least 4% interest. While all these improvements take time and money, as the treasurer reported, this Board improved our on-hand funds by over \$11,000. As owners, maintaining healthy financials within the HOA is very important to all of us. The next Board will have several projects to continue with such as condo carpet, parking lot lines, and the rollout of the new Affinity App.

Vice President's report:

- Thank you all for your patience with the projects. The future of the board is looking bright with fewer big projects and adding the new application with Affinity.

Big Dog security camera presentation:

- **Big Dog Proposal:** Add 15 cameras with the three condo buildings to face the cars, garages, and buildings. We can pay upfront and then have the board manage it or add a monthly subscription charge to the fiber internet bill the board currently has. Could be done without any increase to dues. Would provide better protection for the entrances, cars, and garages.
 - The monthly charges would be set for 5 years and then the cameras would be ours.
 - The board would have a login to access the camera footage.
 - Ask Big Dog how 15 cameras would impact our WIFI bandwidth.

"Great question and with cloud-based security cameras, that can be a huge issue. Since the recording would be done on-site, it will have little impact on the property network. The cloud access functions will only stream when someone is actively using the app. Maybe 10mpbs of bandwidth use."

Bylaw & Rule proposal votes: Under Exhibit "E" By-Laws, VII: Amendments

Proposal #1: 15 in favor, opposed 51. DID NOT PASS

Article IX, #2, Use of Property, i:

Current: Dogs shall only be allowed in owner-occupied units within the condominium regime and not within any units which are being rented

Proposal: Pets shall be allowed in all units within the condominium regime, including within any units which are being rented with the permission of the landlord owner, a pet application approval, and clear wording within their lease stating pets are allowed.

Proposal #2: Article IX, #2, Use of Property, K, iii: in favor 34, opposed 29. DID PASS

Current: No dog that weighs more than 35 pounds mature shall be allowed.

Proposal: No dog shall be allowed that weighs more than 50 pounds when mature.

Proposal #3:

Article IX, #2, Use of Property, K, vii: **in favor 46, opposed 0 DID PASS**

Current: Owner-occupied units may have two cats, but not both a dog and one or more cats.

Proposal: Owner-occupied units may have two cats or one dog and one cat. *Note: If Proposal #1 passes, this proposal will be "all" units may have two cats or one dog and one cat.*

Proposal #4: in favor 20, opposed 37 DID NOT PASS

Smoking will be prohibited everywhere on the property, including all indoor and outdoor common areas, all individual units, and all indoor and outdoor exclusive use areas. (Exclusive use areas include decks, patios, parking spaces, and other such areas belonging to individual unit owners.) The trustees may designate an outdoor smoking area but would locate the area away from the building where there is no potential for involuntary exposure. The only effective way to fully address these concerns is to designate our property as entirely smoke-free.

Proposal #5: in favor 45, opposed 0 DID PASS

Smoking and vaping will be prohibited indoors in buildings 100, 200 & 300. Smoking & vaping would be restricted to patios, balconies, and outdoors buildings only.

Note: Proposal #4 & Proposal #5 will be voted on as a grouping and only one would be enacted if passed.

Proposal #6: in favor 53, opposed 9 DID PASS

Current: Christmas Decorations: 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: Outdoor Occasion Decorations: 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 or lawn mowing. 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. • The Forest Greens Condominium Association reserves the right to request that inappropriate decorations be removed. *Decorations can be put on the outside of the buildings & townhouses 30 days before the occasion and must be taken down no later than 30 days after the occasion.

Proposal #7: in favor 65, opposed 2 DID PASS

Owners who are elected to the HOA Board of Directors shall be compensated during their time on the Board. Compensation will be a reduction in their monthly HOA dues. This reduction in dues will be each month if they are an active member of the Board of Directors. At which time the owner resigns from the Board, is terminated from the Board by a vote of the owners, or is not reelected at the Annual Meeting, the owner's dues will return to the amount charged based on their unit customary to the other owners in those units starting the next month. The amount of compensation will be set by a vote of the owners each year at the Annual Meeting. The amount of compensation can be zero, having a volunteer Board, or a reduction in dues at a specific amount. If no vote is taken at the Annual Meeting regarding Board compensation, the amount of dues reduction will remain the same as the previous year until which time a vote on compensation is taken.

Proposal #8: in favor 45, opposed 9 DID PASS

The Board Compensation Committee is recommending the May 2023 – April 2024 Forest Greens Condominium Board of Directors will receive a reduction in dues of \$50 per month beginning May 2023 and ending April 2024, if the owner remains an active member of the Board of Directors.

Note: Proposal #8 will be voted on only if Proposal #7 is approved by the owners

Proposal #9: in favor 0, opposed 67 DID NOT PASS

Forest Greens Condominiums will be made up of no more than 10% of units being rented, or not occupied by the owner. If a unit is in the process of being purchased with the intent of being rented, the selling owner will contact the condominium's property management company shall be required before the final sale to ensure that the unit can be rented, and Forest Greens Condominiums will remain 10% or under the rental threshold. If a current owner-occupied unit desires to be rented, the owner will contact the condominium's property management company before renting the unit to ensure Forest Greens Condominiums will remain 10% or under the rental threshold. Renters would be classified as anyone, not on the ownership title of the unit, including if owned by a family member who does not reside in the unit.

Note: The HOA is currently 19.6% rented units. If this is approved, we would "grandfather" the current rentals in until which time we fall to 10% or under and enforce the policy at that point. We would be unable to approve any more rentals moving forward until we are under the 10% threshold. As renters move out, by policy the owner would need to move into their unit or sell it if we are above 10%, meaning they would not be able to re-rent the unit if we are over the 10% threshold.

Election of new HOA Board of Directors: unanimous vote - Mary Reeves graciously volunteered to join Hannah, Dave, and Jason.

Meeting Adjourned @ 7:59pm

- David Meyers wants removed from the email