

Forest Greens Condominium Association
Annual Meeting Minutes
Date: April 14, 2014
Location: Hope United Church of Christ, Hiawatha, IA

The meeting was called to order at 7:00 pm.

Roll call (Proxy)

(101, 102), 103, 104, 105, 106, 107, 108, (109, 112, 115, 119, 121), 123, (124), (201), 202, (205) 206, 207, (209, 219), 221, (213), 302, (303, 304, 305, 307), 309, 310, 312, (316, 317), 318, (320, 321), 323, (324), 401, (402), 406, 411, 412, (416), 418, 420, (and 16 unbuilt units)

Minutes from the 2013 Annual meeting were read and approved, without any discussion.

Treasurer Report

- Checking acct: \$9,960.09
- Savings acct: \$11,529.22
- CD's: \$106,108.20

Director Report

- Kept track of change of occupancy

Vice President Report

- Association web site was launched. The web site contains several pages including: Home Page, Announcements, Board of Directors, By-Laws and rules, Community information, Declarations and Amendments, Condo Forms, Financial Documents, Meeting Minutes, Pet Etiquette, City code, Property Management Contact information, Trash and Recycling, Meeting notices and more.
- Rental Committee was formed last June and met throughout the year to develop guidelines for the Association members.

President Report

- Parking lot painted.
- Landscaping was completed on the courtyard. There will be more projects this coming year.
- Rental committee: It was a tough assignment. They will present their progress at a special meeting scheduled on April 28, 2014.
- Maintenance projects this last year:
 1. Repaired #100 and #200 roof damage caused by wind.
 2. Stained the gazebo and fences.
 3. Painted the interior of #200 in 2013 and #100 in 2014. Will paint #300 in 2015 and in 2016-2018 will replace carpet. (Will need a carpet committee.)
 4. Defective windows caused a lot of stress this year. Two windows were still under warranty, and we purchased three more windows.

5. Replaced some damaged siding and a defective entry door.
 6. Courtyard landscaping is mostly done. Will finish this spring.
 7. Determined that we could NOT move the handicap spaces.
- We began recycling in phase #1. There were problems with junk in the bins.

Election of Officers

We have a voting three person board, with a fourth person serving as Secretary/Treasurer. Charley Gerard, Mark McCright and Dorothy Speight were nominated from the floor. Vote was unanimous.

Old Business

- Vote for adding three new rules to Exhibit F was passed.
- Rules and Regulations for Forest Greens Condominiums:
 9. Operation of large appliances (i.e. refrigerators, freezers) is prohibited in the detached garages.
 10. Items on top of deck railings shall be securely fastened to the railings or designed to fit on the railings
 11. Townhouse owners may install a storm door if it meets the following criteria. It shall be white, full view, with clear or Low-E glass only. Retractable screens are allowed, but must meet above criteria.
- A new Exhibit F will be posted on the Association Web Site on the By-Laws and Rules page.

New business:

- **Dues:** There will most likely be an increase. We do not know the \$ amount. The topic will be discussed at the May board meeting.
- **Delinquent Dues:** Fee is \$10/month, cumulative. For example: 3 months late, would have a penalty of \$60 Collection proceedings are established after 3 months, and may include a lien on the property. Lawyer judgment fees can be paid for by a money order, or there could be a wage garnishment. Residents who pay the Condo fees quarterly are given a 10 day grace period.
- **Hodge Construction:** No new building plans were disclosed.
- **Cable:** Big Dog cable has several trained technicians, but the same person does not always come here. We are familiar with the work of technicians Greg and Vern. There have been some problems with proper installation. Their work has a 2 year warranty. Currently, we have an open ended contract with them. We need to discuss the contract with them.

The 2014 annual meeting of the Forest Greens Condominium Association adjourned at 8:15 pm.

After the meeting, the board reviewed the budget with Bill from PPM. We also met to assign the board to the positions. We decided to keep the same people in the same positions. Next board meeting is: Monday, May 5, 2014. Mini meeting adjourned at 8:55 pm

Revised minutes (May 4, 2014)