

**Forest Greens Condominium Association**  
**Annual Meeting Minutes**  
**Date: April 16, 2013**  
**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, (110, 112, 114, 115, 116), 118, 119, (120), 121, 122, (123, 124), (201, 202, 203, 205), 206, 209, (210), 211, 212, (213, 214, 216, 217, 218, 219), 221, (222, 223, 224), 301, 302,(303, 304, 305, 307, 309), 310, 314, 316, 317, 318, (320, 321), 323, (324), 401, (402), 406, (407), 408, 411, 412, (413), 414, 415, (416), 418, (419), 420, (421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 433, 435, 439, 441), 443

Minutes from the 2012 Annual meeting were read and approved, without any discussion.

**Treasurer Report**

- Checking acct: \$32,275.88
- Savings acct: \$ 2256.40
- CD's: \$97,838.51

**Vice President Report**

- Mr. John C. Wagner is the new lawyer for our homeowners association. He was used last year concerning dogs in the rental units.
- Prolawn was used for the last seasons mowing needs. They did not do the snow removal. Prolawn said that if they are used for this seasons mowing, that they will consider doing the snow removal also.

**President Report**

- The Board of Directors aggressively pursued getting some maintenance items done this past year. Some of the items we accomplished were:
  - Inspected roofs, replaced bad shingles and all vent boots.
  - We replaced the trees that perished the previous summer, due to hot weather. Two trees were still under warranty.
  - Cleaned dryer vents and replaced the broken ones.
  - We landscaped with rock, behind the town homes by the trees.
  - We fixed some siding and broken concrete.
  - We cleaned the first floor carpets.
  - We fixed some of the electrical problems.
  - We stained the decks: Thanks to the owners that paid the deck assessment promptly.
  - We had to change the lawn service company mid-summer. Pro-lawn stepped in and did a good job. We have hired them again for the 2013 lawn mowing season.

- Changed cleaning services: Nicole in Bldg. #100 does the cleaning and is doing an excellent job. The board voted to take her off probation.

### **Election of Officers**

The floor nominated: Mark McCright, Dorothy Speight, Charley Gerard, and Carol Forbes to be on the next board of directors. Motion was brought up and seconded. No discussion. Vote was unanimous.

### **Amendment Discussion**

1) Keeping Rental units to 10% --Discussion followed pertaining to the definition of this proposed amendment. We decided to change the wording to "pursue" a limit for rental units, and a committee will be formed to study this proposal. Motion was made and seconded, to remove the 10 from the ballot, to form a subcommittee, and come back with recommendations to address the issue. Amendment #1 was removed from the ballot.

2) Allow 50 lb. Dogs in townhouses -- Proposed amendments were:

1) To increase the size of dogs to 50# in townhouses for owners only

2) To increase the size of dogs to 50# in townhouses; regardless if they are owners or renters.

After clarification of the 2 amendments, a motion was made and seconded to vote on the 2 dog amendments.

The amendment to allow 50 lb. dogs in owner occupied town homes did not receive a majority of all members. The amendment to allow 50 lb. dogs in all townhouses was defeated by majority vote.

### **New business:**

- Stripe the parking lot in the spring.
- Install a speed limit sign near the townhomes. A speed hump was suggested, but it would bother snow plowing.
- Landscape committee will be formed.
- The street light near the townhomes keeps going off. PPM has placed a phone call to Hawkeye Electric.
- Proposal was made by Charley to start recycling for the condos only (Phase I). Discussion followed. Motion proposed and seconded. Motion carried. The condos will start recycling on May 1, 2013.
- Building 100 on east door gets muddy. Sidewalk to the road doesn't exist. Propose making a sidewalk.
- Deck cleaning and staining payments are nearly complete. Good response.
- Paint and carpet the hallways in buildings 100, 200, and 300. This will be a 6 year process.
- We will coordinate the exterior window washing for the townhomes and condos together. This will go on the schedule for the fall of 2013.

The 2013 annual meeting of the Forest Greens Condominium Association adjourned at 9:15 pm.

The board scheduled a meeting for April 22, 2013 @ 1:30 at the home of Carol Forbes, 411 Cimarron Dr. This meeting will discuss plans and duties for the upcoming year.