

Forest Greens Condominium Association
Board Meeting Minutes
Date: March 19, 2023
Location: Hiawatha Public Library 6pm

Call meeting to order: Meeting was called to order by HOA Board President Dave Blum (6pm)

Attendance: 101, 402, 412, 206, 410, 321, 304, 318, 315, 411, 119, 407, 413 - 13 numbers in attendance. No quorum necessary.

Proof of notice: Sent Sunday, February 26, 2023, at 9:49am via email. Notices placed in 3 condo buildings as well as mailbox notices for townhouses on February 26, 2023, prior to the email being sent.

Treasurer report:

- Month ending 2/28/23:
 - Income of \$17,721.00
 - Income is totaled at \$21,960 when all dues are paid with the correct amount & on time. February's amount in dues not paid or under paid was \$4,239. We cannot stress enough to make sure your payments are paid on time and the correct amount is paid each month.
 - Expenses of \$27,592.31
 - Snow removal: \$10,267 in February
 - Paid two months of Big Dog internet on this report, which was \$2,889 extra.
 - Net income: \$(-9,871.31)
 - Difference with snow, Big Dog and under paid/not paid dues is \$17,395. We will be financially healthy when these are all caught up.
- Phase I: Operating cash - \$32,076.26
Phase I: Reserve Fund - \$110,532.07
Phase II: Operating cash - \$10,423.28
Phase II: Reserve Fund - \$46,929.45
- Total operating cash balance -- **\$42,499.54**
 - Total Reserve Funds -- \$157,461.52
- CDs
- Farmers State Bank (1) \$14,942.34
 - Veridian (9) \$142,519.18
 - Moved a matured CD at Veridian to a new 12 month, 4.65% interest CD.
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- Snow removal paid to date is \$28,844. This was before the snowstorms on 3/9/23 & 3/11/23. We budgeted \$30,000 for the year, which does include October, November & December 2023. We hope to avoid assessments, but a lot will depend on how much snow we receive this Fall.

Questions/Concerns:

- How do we follow up with delinquent dues?
 - Affinity is the first line of communication. The board steps in if needed. The February dues should be caught up by the end of March assuming everyone catches up with the new due amounts.
- Where are we on the status of getting the \$13k back from 2021-2022 snow removal?
 - Working with our attorneys. Trying to avoid paying more than what we are fighting to get back. Amount goes beyond small claims court. We are also working with our attorneys regarding the easement between the grounds and St Andrews. Our original agreement was 15 years long - we are long past that and the golf course has new owners. Goal is to enter back into an agreement where the golf course cares for the landscaping and we are insured if something were to happen on that land.
- Remember that the Annual Meeting is coming. A mail invitation will come 30 days prior. Affinity has set a tentative date as 4/20/23. We are hoping to book the Hiawatha library again. Proposals will be emailed out to owners before meeting.
 - There are 8 proposals that have been presented to the board to be voted on at that meeting. We encourage attendance for the proxies!
 - Proposals regarding smoking, outdoor decorations (Christmas), animals/pets, board compensation
 - Question prompted regarding community be 10% rented versus owned. We are currently at 13%.
- We encourage volunteers for next year's board!
- Proposal to add No Parking signs be added. Right now, we have no street parking, but it isn't being followed.
- Prolawn is going to work the trenches. Mowing the north side is in discussion as it carries a lot of snow/water and there is a lack of grass.
- Dryer vent cleaning is on the calendar. We are waiting on the company who are having staffing issues.
- We are anticipating Randi from Affinity will be our new contact and Bill will remain as the accountant.
- Tailgater parking in front of building 200 - working to figure out who it is and to let them know.
- Look into security cameras. Big Dog security side - waiting on their proposal. We would own the cameras - but would utilize Big Dog cloud storage (monthly monitoring charge).
 - also considering "mock" cameras and motion detection flood lights near dumpsters
- Garbage contract ending this cycle. Next year's board should consider resigning with ABC. Also complemented our new recycling dumpster! So far - success :)
- Solar panels proposal for townhomes? Hiawatha City Code allowances - ever revolving. Upfront costs are a lot - over 5 years we would save more than that back. Up for consideration. Single unit residents cannot put permanent fixtures in common area - so one person could not technically get solar panels.
- Add a rule that motorized vehicles cannot be in the courtyard. Will be prohibited.

Meeting Adjourned @ 7pm