

Forest Greens Condominium Association
Annual Board Meeting Minutes
Date: May 17, 2022
Hiawatha Public Library, 150 W. Wilman St., Hiawatha, IA 52233

Meeting start: 6:02 PM

In Person Attendees			Proxy		
Unit #	Unit #	Unit #	Unit #	Unit #	Unit #
101	102	103	107	111	117
105	113	115	201	209	210
119	122	202	213	216	218
203	205	206	224	302	303
211	221	301	307	309	317
305	310	313	319	322	324
314	315	318	439		
321	323	402			
406	407	410			
411	412	413			
415	441	443			

A quorum was achieved with 52 units present or by proxy. (36 needed to establish quorum).

Board members present:

- Ed Hudson - president
- Rachel Parr - vice president
- Edith Schultz - secretary
- Lois Evans - treasurer

Reading of previous meeting minutes:

A motion was made to waive the reading of the previous meeting minutes and there were no objections.

Treasurer Report:

Farmers State Bank CD: \$14,754.37 / Veridian Credit Union: \$122,439.90 / Total CD Value: \$137,194.27
Savings Account - \$0 in FSB / \$8.71 in Veridian Credit Union / Total Savings \$8.71

Allocation of Total CDs and savings by phase:

Phase I - \$97,939.04

Phase II - \$39,263.94

Please note that these numbers may not reflect all expenses realized at this time.

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

President Report:

Affinity Property Management - introduce Bill Yilek and Bryant Nicholson

- Affinity Property Management is under new ownership. The board met with the new Affinity owners to discuss concerns regarding turn-around time for maintenance requests, etc. The board was pleased with the outcome of that meeting.
- We have renewed our contract with Affinity after exploring other property management options.
- We are eager for a good working relationship moving forward. The experience we've had recently has been good, and the board is pleased with the responsiveness of the new owners.
- We now have maintenance support - work is getting done in a timely manner; items that get reported get added to a list and get done on one visit to save money

- Bill and Bryant spoke to the owners explaining how they are prioritizing maintenance items. Owners voiced concerns regarding communication - specifically not hearing back regarding reported maintenance items.
- It was suggested that we may be able to find a way to create a link on the website for owners to report maintenance issues and know that they have been received and scheduled.
- A concern was voiced about state audits of Affinity Property Management. Bill and Bryant noted that they are audited every year, and given only feedback when there is a problem. They stated that this year when audited, they received no corrective feedback from the state.
- Affinity performs a spring walk around the property every year with board members to look for maintenance items and projects for the upcoming year. This has not occurred yet this year, partly because of the cooler weather and partly because it was felt it would be more helpful to do with the new board members so everyone is on the same page.

Hailstorm damage - West Bend insurance update

- This information is from Karen Matthews, who has continued to serve as point person with the contractor and West Bend Insurance regarding the hailstorm damage.
 - All work from the hailstorm has been completed except repair to the pergolas. A sum of \$8,000 from the insurance claim has been earmarked to repair the pergolas. Karen Matthews has been continuing to work on finding someone to do the work. If you have any suggestions or know of anyone that may be able to do this kind of work, please let the board know.
 - There was an issue with different coloration of the roofing shingles. An investigation was done last summer by the contractor and manufacturer of the shingles and it was determined that they wanted to wait to complete one weathering cycle before determining next steps. This spring, it has been determined that the change in coloration has not improved, and the roofs will all need to be replaced. It appears at this point that they will replace all except the single garages. It is cosmetic only. No cost to the HOA, however we will be dealing again with the inconvenience. At this point we do not yet have specifics, but as we learn more, we will keep the community updated.
- Unit 402 reported that one piece of siding on her unit was cracked from the hailstorm and the piece they replaced it with was also cracked. It still has not been fixed.

New units under construction

- Some of the newly built units are currently rented - Abode has indicated to Affinity that they are intending to sell them but have them rented to generate income and defray costs as they complete the project.
- Abode is aware that the street lights also need to be connected to power and have said they will make sure that gets done.

Projects completed this year

- Building 300 elevator repair
 - It was brought up that the elevator is very very slow to open the doors when it comes back down to the first floor. Almost a little scary. The board will contact Kone to have them check that. This has been only since the repair was made.
- Drainage problem for lower garages
- Ends of hallways lighting in condos - moved light fixtures for easier bulb replacement
- Garage lighting for lower garages

Continuing projects

- Replacing shrubs that were removed last year in units 441 and 412

Upcoming projects

- Cement/curb work - near drain in front of bldg 300, broken curbs in a few other places

Vote on proposed additions to the by laws

- Proposal #1: Exhibit F 12. Feeding wildlife is prohibited. Hummingbirds excepted.
 - There was much debate regarding this proposal. Townhome owners voiced that their units backed up to the woods like the wildlife. Condo owners are concerned with nesting birds in vents and on decks/patios.
 - ***Vote was cast: 40 votes affirmative, 12 votes against; the proposal passed***
- Proposal #2: Exhibit E, V., 5. The compensation of all officers shall be fixed by majority vote of owners. The compensation of employees will be set by the Directors. This provision shall not preclude the Board of Directors from employing a Director for management of the regime. However, if a Director or their relative is employed in any manner by the Board, then compensation for that employment shall be set by majority vote of the owners.
 - This is a protection so that board members are unable to make a decision to pay themselves without a vote by the owners.
 - ***Vote was cast - the proposal passed unanimously.***

Building 300 door security system:

- The speakers no longer seem to be working. To replace/repair the system would be an expense of approximately \$3,500-\$4,000. Do we need to spend the money on this, with cell phone use so common now?
 - The general consensus is that we will proceed with repair or replacement of the security system in building 300. Owners felt this was an important security feature.
 - Unit 314 reported she is not able to use the system at all to buzz visitors into the building.

Election of new board:

Three community members volunteered to serve on the Board:

- Hannah Mullan
- Dave Blum
- Jason Wilkie

Motion to accept the new board members was overwhelmingly accepted. The community greatly appreciated their willingness to step forward.

Other new business:

- Maintenance/repair concerns voiced to Affinity and the board:
 - Building 100 doors still not shutting securely. There may be fluctuating situations affecting the new weatherstripping. Affinity will prioritize this.
 - Problems with birds nesting on patio and pushing/bending the wire mesh previously installed.
 - Wet carpet in first floor hallway of building 300.
 - Drywall repairs - unfortunately these were low priority as well as there has been difficulty finding drywall vendors willing to take small jobs - high demand after derecho.
 - The decks on some townhouses are in need of repairs and/or repainting. Affinity has been working on finding a vendor to do this work.
 - The handicap sign in front of building 100 was broken two winters ago and needs to be replaced.
- Unit 415 reported a window seemed to be fogged over - may need replacement.
- Unit 321 reported she is having a window replaced but not until warmer weather so the left machine doesn't damage the lawn.
- The size of the recycle dumpster seems small - frequently it is overfilled. We will be able to renegotiate the size of the recycling dumpster when the contract renews in 2023.
- Complaints were made about owners and tenants not abiding by the by laws regarding vehicles: Exhibit F:
 2. No motor vehicles may be parked, except in an individual garage, on the condominium property for more than two weeks without having been moved.
 3. No motor vehicles that are not in good working condition shall be kept in any parking spaces throughout the condominium regime.
 4. Each unit owner shall be allowed to keep no more than two (2) motor vehicles within the condominium regime.

If you are violating these conditions of the by laws, you need to remedy the situation Immediately.

- Ravi in Unit 410 brought forth a proposal from Big Dog to install internet service to the community. He has talked with them and they are willing to meet with the Board to discuss the options. It would provide owners with substantial internet savings. Currently we only have the option of Mediacom, which is expensive. There was quite a bit of interest in this opportunity.

A motion was made to adjourn the meeting. Meeting adjourned at 7:57 PM.