

Forest Greens Condominium Association
Board Meeting Minutes
Date: January 15, 2023, 6:00 pm
Location: Hiawatha Public Library

Call Meeting to Order: Meeting was called to order by HOA Board President Dave Blum

Attendance: 101, 103, 107, 113, 124, 202, 206, 315, 318, 319, 321, 407, 412, 413

Proof of Notice: Sent Friday, December 30, 2022, at 6:13 AM via email. Notices placed in condo buildings as well as mailbox notices for townhouses on December 30, 2022, prior to the email being sent.

Treasurer Report: Statement/Cash Flow Month Ending: 12/31/2022.

Income:	\$15,054.00
Expenses:	<u>- \$12,251.73</u>
Net income:	\$2,802.27

Phase 1 Phase I: Operating cash: \$36,963.05
Phase I: Reserve Fund: \$110,532.07

Phase 2 Phase II: Operating cash: \$14,149.18
Phase II: Reserve Fund: \$46,929.45

Phase I: Operating cash:	\$36,963.05
Phase II: Operating cash:	+ <u>\$14,149.18</u>
<u>Total Cash Balance:</u>	\$51,112.23

Phase I: Reserves:	\$110,532.07
Phase II: Reserves:	+ <u>\$46,929.45</u>
<u>Total Reserve Funds:</u>	\$157,461.52

Certificate of Deposits (CDs):

- Farmers State Bank (1) Total: \$14,942.34
- Veridian (9) Total: \$143,402.02 (includes savings balance \$8.71)
 - On 12/9/22, \$19,360 was moved from cash on-hand to a new reserve CD. This represents \$12,000 from Phase 1 & \$7,360 from Phase 2. This amount falls within the 2022 budget set by the previous Board.
 - A healthy reserve account is essential for insurance, new owner's needing home loans, refinancing mortgages of current owners and having money available when an expense exceeds the budget to avoid assessments.
 - The 2023 budget includes a deposit of 10% of fees for an additional CD. The next Board will act on this prior to the end of calendar year 2023.

President Report:

- Thank you to all the owners for their communication, flexibility, and professionalism during the Big Dog internet project. We understand that a couple of owners did not support this project, but everyone came together to improve our community. Advance technology options will only grow as something future homeowners will want as they are looking to move here. This will set your unit apart from many properties currently built in our city. This project will also save most of our owners in their monthly internet bill and that rate is locked in for the next 5 years. Thank you all!
- Reminder that if you have proposals for the Annual Meeting, please email the Board those proposals so that we can get them on the agenda. The Annual Meeting is traditionally held in April or May each year. We have been collecting some proposals throughout this year and will add them to the agenda.

Committee Report: None

Questions/Concerns:

?? – The snow removal never has done the patios at the condos, but they did the first snow this year but not the second snow.

A – They are not to do the patios, that is the owner's responsibility. We will make sure our contractor is aware.

?? – With the water leaks in the condos, can't we see that on our bills when the cost increases dramatically?

A – We are monitoring the water bills each month and tracking them on a spreadsheet to see if there are any big increases. Part of the challenge is the bills are increasing due to the rate increases the city took this year. The other challenge is these leaks are slow and happen over time, not all at once, so there may be minimal impact on the bill. We will continue to track our water usage and inform the owners if we see anything out of the ordinary

?? – Building 200 owner had a plumbing issue. Have we ever had anyone come out to inspect the pipes and do preventative maintenance? The buildings are over 20 years old and should be inspected.

A – To our knowledge, we haven't done this in a long time. We will ask Affinity to investigate what an inspection would entail.

?? – Owner requested a wall plate from Big Dog but haven't gotten it yet

A – Please call the 319-883-4486 and let them know you still need one and they will work with you to get it scheduled

?? – Why didn't we know about the two routers (Netgear & Linksys) that doesn't work with the new internet?

A – we did not know about this either until it was hung on the doors of the condos on the day of the launch. We apologize for the inconvenience this caused and we have communicated with Big Dog regarding this issue.

?? – Are the dryer vents still being cleaned out at some point?

A – Yes, Affinity has contacted our contractor for this, and it is on their calendar.

?? – What is the plan for the common area carpet in the condo buildings?

A – the 2023 budget includes replacing one building's carpet and cleaning the other two. 2024 & 2025 budget will include replacing the other two, doing one each year. We will ask a couple of condo owners to help pick out the carpet to use.

?? – Should we look at patching & painting the walls prior to replacing the carpet?

A – This is a good idea. We will work with Affinity and get bids to see if we want to move forward.

?? – Can we remind people we have a 10 mile an hour speed limit? We have a lot of speeders.

A – We have three signs total throughout the property. The best thing we can do is address it with the driver when we see it or give specific examples with who is speeding to the Board so they can address it with the specific person. When a mass email is sent out most speeders assume we aren't talking about them.

?? – What is the rental vs. owner numbers?

A – 87% owner in condos, 79% owner in townhomes as of the end of December.

?? – Do renters have to read & sign the bylaws?

A – yes, Affinity requests the landlords provide a signed copy of the bylaws and a copy of their lease when any renter moves in

?? – Can we put security cameras in and around our unit?

A – yes, we encourage it. The more eyes we have on the outside, the better. This will not stop car break-ins and trash dumping but it may deter it.

?? – We the new internet, can we put cameras around the property?

A – Yes, phase two of the new internet proposal will be cameras on the back garages, facing the trash bins, facing the front of the condos so we can see the cars and facing the courtyard. They would hook up to the bulk internet and be monitored by the Big Dog security monitoring division. We hope to have this proposal ready to present to the owners at our Annual Meeting.

?? – How often are they emptying the recycling at the condos? Can it be more?

A – Two a week currently. When we asked about an additional pickup, we were quoted an additional \$750 a week. We opted to pass but relook at it when we renegotiate the contract later this year.

?? – I live on a first-floor condo and the person above me allows their dog to go to the bathroom on their porch and it drips down onto my porch. Can something be done?

A – Pets should never use the porch as a place to go to the bathroom out of respect for their neighbors below them and around them. Please have your pets use the courtyard or walk them around the property. Please remember to pick up after your pet poops.

Meeting Adjourned: President adjourned the meeting at 7:18pm