

CRAFTSMAN AT GREENVIEW CROSSING 2025 ANNUAL HOA MEETING

April 24, 2025 | 6:00 PM | Ankeny Public Library Public Meeting Space

The meeting was called to order by Marlyn Larson, President of the Board of Directors

Present: Board Members - Marie Kline, John Newell Tom Reese, Elise Smith

It was determined there was a Quorum present with 20 owners of record in person and 2 by Proxy.

Minutes from the 2024 Craftsman at Greenview Crossing HOA Annual Meeting were reviewed and approved as written.

INTRODUCTIONS

Larson introduced the other HOA Board members and noted their terms:

1. Marlyn Larson, President – his term expires April 2025
 2. Marie Kline, Vice President – term expires April 2025
 3. John Newell, Treasurer – term expires April 2026
 4. Tom Reese, Head of the Grounds Committee- term expires April 2025
 5. Elise Smith, Member at Large – term expires April 2026
- (The Secretary role has been being filled by Kline and Newell)

Larson then introduced Jeff Horner, Partner in Management by Design, which will replace Conlin as the management company for the Craftsman at Greenview Crossing. Jeff came with two handouts and generally explained how their management company runs along with their on-line (Buildium) Resident Center Guide. They will take over management from Conlin on June 1, 2025.

BOARD OF DIRECTORS REPORT | Marlyn Larson

1. There is Reserve work being done in 2025 that carried over from 2024 due to weather issues. These Reserve items are Association Reserve obligation from before the Covenants were amended to exclude exterior maintenance. Money from Reserves used to cover the cost. The work included:
 - a. Eight roofs for owners who have never had a new roof. Seven of the eight are completed. The last one is on-line for May as the owner requested to be home when the work was being done.
 - b. One garage door was replaced and one bottom panel.
 - c. Large gaps between two patios and their respective houses were filled and sealed.

2. Larson also handed out copies and explained the highlights of the Balance Sheet for 12.31.2024, The Statement of Revenues and Expenses 12/1/24 –
3. 12/1/2024, and the Budget approved for 2025.

OPEN DISCUSSION

Attendees had some questions about the process of replacing trees that were removed. Due to budget restrictions, identified dead trees are removed in one summer and those places have a new tree planted the following summer. It was estimated that the cost to remove a tree and grind out the stump, then to replace it with a new tree and plant it was roughly \$1,000 each.

There were compliments regarding the snow removal efforts by Latitude 41. While there is room for improvement, the amount of grass damaged during the snow removal process last winter was held to a minimum.

BOARD ELECTION

There was a nomination from Ken Johnson for Allison Whale to be nominated to the Board to take the empty seat vacated by Marlyn Larson. It is motioned to approve the slate of Board members returning (Kline, Newell, Reese and Smith) as well as Allison Whale as the fifth member. The motion was seconded and passed unanimously.

The meeting adjourned at 7:30 PM.