

CRAFTSMAN AT GREENVIEW CROSSING OWNER'S ASSOCIATION

Minutes of Regular Board Meeting – December 19, 2024

Marie Kline's Home / Meeting came to order at 6:03PM

Attendees

Board Members: Marlyn Larson, Marie Kline, Elise Smith, Tom Reese, John Newell

Conlin Property Manager: Karson Kerrigan

Community Members: None

Previous Meeting Minutes

Motion to accept the November 21, 2024 Board Minutes was made by John Newell and seconded by Tom Reese. All in favor.

Financial Reports

The November 2024 Financial Statement was provided by Conlin just prior to the meeting. After much discussion which included the below discussion points and action items, Marlyn motioned that we should accept the November financial statement and that he would map all the amounts to ensure everything balanced.

- Motion to approve the November Statement by John Newell with Tom Reese seconding. All in favor.

Discussion Points and Action Items:

- Marlyn Larson noted that the Financial Statements are still difficult to understand. Best practice accounting standards are not met with revenues and expenses being mixed. Mapping of amounts and math must be done by the Board to understand the totals.
Marlyn Action Item: Marlyn agreed to map Statement amounts to ensure statement is acceptable.
- Reserve and Operating expenses are mixed. They should always be separated and totaled separately.
- Reserve dollars of \$16,562 is listed under Due Potential.
Karson Action Item: Karson will resolve with accounting department.
- Dryer vent cleaning homeowner bills of \$425 still outstanding (9 homeowners).
Karson Action Item: Karson will send individual bills to the 9 homeowners asking that immediate remittance be made.
- Uncollectable Homeowner dues of \$1,144. Nobody knows what this is.
Karson Action Item: Karson will find out what this is and report back to the Board.
- Karson reports that FinCen is still under an injunction preventing implementation and that Conlin continues to monitor it.
Karson Action Item: Karson will notify us immediately if reporting becomes required.

Property Managers Report

- Cement Work:
 - Cement work by Iowa Concrete Leveling for raising driveways is completed.
Karson Action Item: Ensure this is paid out of Reserves.
 - Large Gaps between the back patio and house to be reviewed by a driveway company for suggestions on how best to handle this at:
 - 806 Rosewood Lane
 - 3706 Raintree Drive**Karson Action Item:** Get bids from AMP and Iowa Concrete Leveling.
- There was confusion on the final tree to be removed. It was agreed that it is at 802 NE Redwood Ln on the west side of the house but there were some questions on Extreme Tree's bid proposal #19000 for \$620.10. Motion to approve bid #19000 (with answers by Karson's action item) by Marlyn Larson and seconded by Tom Reese. All in favor.
Karson Action Item: Karson verify with Extreme why the Duration is longer on a smaller tree than on previous proposal for 3 trees. Ask was 3 FT means under stump grinding. Is it \$70 per foot? It is not 3 hours of work.
- Garage Door Replacement
 - 818 Redwood needs a Garage door replacement.
Karson Action Item: Get bids from Omega and Wayne Dalton for entire door replacement.
 - 802 Rosewood needs bottom garage door panel replaced due to rusting. This is a Wayne Dalton door.
Karson Action Item: Get bids from Omega and Wayne Dalton for entire door replacement at 818 Redwood. Get bottom panel replacement only at 802 Rosewood with Wayne Dalton because it is their door brand.
- City of Ankeny will fix Water shut-off valves trip hazards and has been out to mark 806 Rosewood Lane.
Karson Action Item: Follow-up with City to see if they are still going to do this year. Could be problem for snow plows.
- 2025 Mowing Contract – Several questions on extra things to do but there was a motion to accept Latitude 41's proposal (with 6% tax) without extras by Tom Reese and seconded by Marie Kline. All were in favor.
Karson Action Item: Get adjustment to 6% sales tax and sign contract. Put it on the portal afterwards.

Unfinished Business –

- None?

Prepared by John Newell, Secretary