

Druid Hill Townhome Association

2024 Annual Meeting

Monday, October 21st 7:00PM

Annual Meeting Minutes

ATTENDANCE: 28 of 32 Units Present

QUORUM ESTABLISHED: 87.5%

INTRODUCTIONS

MOTION TO APPROVE MINUTES OF 2023 ANNUAL MEETING

Motion made by Bob Shires (2816) Seconded by Steve Jacobs (2812) Motion Passes.

INSURANCE PRESENTATION

Cory Holland from the Dana Company was introduced. He gave an extensive report about the insurance market. He explained why our insurance rates are rising. The three top reasons: 1. Convective storms 2. Inflation 3. Reinsurance costs for companies. Also, a number of companies have pulled out of Iowa. Cory urged all homeowners to check their policies for adequate coverage for the interior of their unit. Our current insurance carrier is Auto Owners Insurance.

PRESIDENT'S REPORT

1. Patsy presented Paul Morris with a glass plaque to thank him for his years of service on the HOA Board.
2. Patsy gave an analysis of the strengths, weaknesses, opportunities and threats faced by our HOA.
3. Patsy thanked the Board Members, the Grounds Committee and Project Manager Jeff Horner for their hard work this year.
4. Highlights of 2024
 - a. Two new homeowners moved to Druid Hill – Mary O’Keefe and Jeff Nalls (2804) and Claudia Batesole (2844)
 - b. Access enabled for emergency vehicles at the Druid Hill and Fleur Drive gates.
 - c. Welcome Committee started thanks to Dan and Jana Montgomery who will present a Welcome Packet to all new homeowners.
 - d. Long standing drainage issues solved.
 - e. Attention by the City Council on our creek issues.
5. Weaknesses faced by our HOA include aging units, higher landscaping costs, badly needed cement work, retaining wall repairs when needed, replacing brick pillars at North Gate, Private Property signs on our gates.
6. Opportunities include continuing to build a strong community, finding ways to reduce landscaping costs, keeping up routine maintenance and keeping our reserves at a healthy level.

7. Threats our HOA faces include uncertain insurance costs, competition to keep up our community with newer properties on the market and increasing number of intense storms.

TREASURERS REPORT

Jim Greenfield went over the budget and explained the necessity of raising our monthly HOA dues to \$600. The \$1500 assessment will stay the same. He requested that homeowners wait until January to pay their 2025 dues and assessment. This will be helpful for bookkeeping purposes. Biggest budget expenses are insurance and landscaping costs. Biggest costs this year include gate repair, irrigation repair and costs to repair the outside of some units. We have 2 CD's one for \$100,000 and one for \$50,000. We will need to cash in the \$50,000 CD to cover our insurance bill due in January 2025. All money left in the budget at the end of the year will be carried over into 2025.

GROUNDS COMMITTEE

Steve Jacobs handed out a Grounds Committee activity summary to all owners present. Steve praised the work and responsiveness of our landscaping vendors Perennial Gardens, Snider Lawn Service and Happy Trees and to Jeff Horner for addressing any issues on our grounds. Bob Shires received a special shout out for his work by the creek, clearing it out and trimming trees.

NEW BUSINESS

1. Vote on raising the monthly dues to \$600. Motion proposed by Gloria Morris (9822)
Seconded by David Claypool (2840) Motion passes.
2. Vote on keeping the yearly assessment at \$1500. Motion proposed by Bob Shires (2816)
Seconded by Diane Caldbeck (2830) Motion passes.
3. Vote to approve the 2025 Operating Budget. Motion proposed by Steve Jacobs (2812)
Seconded by Bob Shires (2816) Motion passes.
4. Vote on HOA BOARD Members staying on the Board: Patsy Shors, Jeanne Cunningham, Jim Greenfield, Larry Kirsner, Josh Kimelman. New Board members Kathleen Gallagher and Mary O'Keefe. Motion proposed by Diane Caldbeck (2830) Seconded by Bob Shires (2816)).
Motion passes.

REPORT FROM JEFF HORNER

1. Property Management by Design handles the following items when a homeowner puts their unit up for sale.
 - a. Gives all relevant documents to the listing agent.
 - b. Does a physical inspection of the outside of the unit prior to the transfer of ownership.
 - c. Signs and notarizes HOA affidavit to be recorded for the release of the lien on the property.
 - d. Handles closeout and set up of new owner account.
2. If a property owner retains Property Management by Design to sell their unit they will:
 - a. Set up a HOMEBOT account giving the homeowner a monthly report.
 - b. Give the homeowner a competitive discount on their commission,
 - c. Homeowners who list with the company will have the \$150 document transfer fee waived.

- d. Homeowners who refer a client will receive one month of HOA dues paid by Property Management by Design.
- 3. Maintenance
 - a. Burned out light bulbs will be replaced next week.
 - b. Anyone needing a new remote for the gates can request one from Jeff. Cost is \$75.
 - c. Jeff showed everyone the new folders containing all relevant documents which will be given to new homeowners.
 - d. Cement repair is on hold until next year due to the high cost. The issue will be revisited next year.

MOTION TO ADJOURN

Motion proposed by Diane Caldbeck (2830). Seconded by Jean Shires (2816). Motion passes.

UNIT OWNERS:

Dated: 10/21/24

Patsy Shors
Patsy Shors
2800 Druid Hill Drive, Voting Member

Dated: _____

2802 Druid Hill Drive, Voting Member

Dated: _____

2804 Druid Hill Drive, Voting Member

Dated: 10/21/24

Patsy Shors
Patsy Shors
2806 Druid Hill Drive, Voting Member

Dated: 10/21/24

Sten Sjost
Sten Sjost
2810 Druid Hill Drive, Voting Member

Dated: 10/25/24

Sten Sjost
Sten Sjost
2812 Druid Hill Drive, Voting Member

Dated: 10/21/24

Jul Mich
Jul Mich
2814 Druid Hill Drive, Voting Member

Dated: 10/21/24

Ralph Shors
Ralph Shors
2816 Druid Hill Drive, Voting Member

Dated: 10/22/24

martha c. wade
martha c. wade
2820 Druid Hill Drive, Voting Member

Dated: 10/25/2024

Pamela
2822 Druid Hill Drive, Voting Member

Dated: 10/25/24

Nancy Peters
2824 Druid Hill Drive, Voting Member

Dated: 10/21/2024

Maryanne Sobiech
2826 Druid Hill Drive, Voting Member

Dated: _____

Diane Caldwell
2830 Druid Hill Drive, Voting Member

Dated: _____

2832 Druid Hill Drive, Voting Member

Dated: Oct. 21, 2024

mar
Jeanne A. Cunningham
2834 Druid Hill Drive, Voting Member

Dated: 10-21-2024

Mary A. Wonderlin
Mary T. Dabaleri
2836 Druid Hill Drive, Voting Member

Dated: 10/21/24

Lawrence Kirsner
2840 Druid Hill Drive, Voting Member
LAWRENCE KIRSNER

Dated: 10/21/2024

Lumen Kira
2842 Druid Hill Drive, Voting Member

Dated: 10/21/24

Claudia Batesole
Claudia Batesole
2844 Druid Hill Drive, Voting Member

Dated: _____

2844 Druid Hill Drive, Voting Member

Patsy Shors
Patsy Shors

Dated: 10/21/24 _____

2846 Druid Hill Drive, Voting Member

Dated: 10/25/24 _____

2850 Druid Hill Drive, Voting Member

~~CROFT~~
A/C
Patsy Shors
Patsy Shors

Dated: 10/21/24 _____

2852 Druid Hill Drive, Voting Member

Dated: 10/21/24 _____

2854 Druid Hill Drive, Voting Member

Patsy Shors
Patsy Shors

Dated: 10-21-24 _____

2856 Druid Hill Drive, Voting Member

Virginia Giel

Dated: 10/21/24 _____

2860 Druid Hill Drive, Voting Member

Diane Caldwell

Dated: _____

2862 Druid Hill Drive, Voting Member

Dated: 10/21/24 _____

2864 Druid Hill Drive, Voting Member

Patsy Shors
Patsy Shors

Dated: 10/21/24 _____

2866 Druid Hill Drive, Voting Member

Walter A. Kneip

Dated: 10/21/2024

Robert W. White
2870 Druid Hill Drive, Voting Member

Dated: 10/21/24

Greenfield
2872 Druid Hill Drive, Voting Member

Dated: 10/21/24

Greenfield
2874 Druid Hill Drive, Voting Member

Date 10/21/24

Greenfield
2876 Druid Hill Drive

DRUID HILL TOWNHOME CONDOMINIUM ASSOCIATION, INC.

Proxy for 2024
Annual Meeting

Members are allowed to represent themselves by proxy (one (1) proxy per household unit), provided the proxy is on file with the Secretary prior to the meeting. According to Article III, Section 3.10a of the By-Laws of the Druid Hill Townhome Condominium Association, Inc., "At all meetings of the Members, a Member entitled to vote may vote in person or by proxy appointed in writing, which appointment shall be effective when received by the secretary of the meeting or other officer or agent authorized to tabulate votes. An appointment of proxy is only valid for the requisite election or meeting, unless longer period is expressly provided in the appointment form, but in no event shall the appointment of a proxy be valid for more than three (3) years from the date of execution."

Homeowner:

2800 Druid Hill Drive, Des Moines, IA 50315-1845

Unit Number

Kathleen Gallagher (Kosalic)

Printed Name

Mailing Address (if different from above)

City, State, Zip Code

Kathleen Gallagher

Signature

I wish to grant proxy power to (please note that this person must be present at the meeting vote on your behalf) for the 2023 Annual Meeting:

Patsy Stors

Name

Druid Hill Drive, Des Moines, IA 50315-1845

Unit Number

Mailing Address (if different from above)

City, State, Zip Code

DRUID HILL TOWHOME CONDOMINIUM ASSOCIATION, INC.

**Proxy for 2024
Annual Meeting**

Members are allowed to represent themselves by proxy (one (1) proxy per household unit), provided the proxy is on file with the Secretary prior to the meeting. According to Article III, Section 3.10a of the By-Laws of the Druid Hill Townhome Condominium Association, Inc., "At all meetings of the Members, a Member entitled to vote may vote in person or by proxy appointed in writing, which appointment shall be effective when received by the secretary of the meeting or other officer or agent authorized to tabulate votes. An appointment of proxy is only valid for the requisite election or meeting, unless longer period is expressly provided in the appointment form, but in no event shall the appointment of a proxy be valid for more than tree (3) years from the date of execution."

Homeowner:

2806 Druid Hill Drive, Des Moines, IA 50315-1845
Unit Number

Daniel Montgomery
Printed Name

Mailing Address (if different from above)

Des Moines IA 50315

City, State, Zip Code

Daniel F Montgomery
Signature

I wish to grant proxy power to (please note that this person must be present at the meeting vote on your behalf) for the 2024 Annual Meeting:

Patsy Shore
Name

2854 Druid Hill Drive, Des Moines, IA 50315-1845
Unit Number

Mailing Address (if different from above)

City, State, Zip Code

DRUID HILL TOWHOME CONDOMINIUM ASSOCIATION, INC.

**Proxy for 2024
Annual Meeting**

Members are allowed to represent themselves by proxy (one (1) proxy per household unit), provided the proxy is on file with the Secretary prior to the meeting. According to Article III, Section 3.10a of the By-Laws of the Druid Hill Townhome Condominium Association, Inc., "At all meetings of the Members, a Member entitled to vote may vote in person or by proxy appointed in writing, which appointment shall be effective when received by the secretary of the meeting or other officer or agent authorized to tabulate votes. An appointment of proxy is only valid for the requisite election or meeting, unless longer period is expressly provided in the appointment form, but in no event shall the appointment of a proxy be valid for more than tree (3) years from the date of execution."

Homeowner:

2810 Druid Hill Drive, Des Moines, IA 50315-1845

Unit Number

Josh/Susie Kimelman

Printed Name

Mailing Address (if different from above)

Des Moines IA 50315

City/State, Zip Code

Susie Kimelman

Signature

I wish to grant proxy power to (please note that this person must be present at the meeting vote on your behalf) for the 2024 Annual Meeting:

Steve Jacobs

Name

2812 Druid Hill Drive, Des Moines, IA 50315-1845

Unit Number

Mailing Address (if different from above)

Des Moines IA 50315

City, State, Zip Code

DRUID HILL TOWHOMES CONDOMINIUM ASSOCIATION, INC.

**Proxy for 2024
Annual Meeting**

Members are allowed to represent themselves by proxy (one (1) proxy per household unit), provided the proxy is on file with the Secretary prior to the meeting. According to Article III, Section 3.10a of the By-Laws of the Druid Hill Townhome Condominium Association, Inc., "At all meetings of the Members, a Member entitled to vote may vote in person or by proxy appointed in writing, which appointment shall be effective when received by the secretary of the meeting or other officer or agent authorized to tabulate votes. An appointment of proxy is only valid for the requisite election or meeting, unless longer period is expressly provided in the appointment form, but in no event shall the appointment of a proxy be valid for more than three (3) years from the date of execution."

Homeowner:

2846 Druid Hill Drive, Des Moines, IA 50315-1845
Unit Number

Jan Taylor
Printed Name

Mailing Address (if different from above)

City, State, Zip Code

Jan Taylor
Signature

I wish to grant proxy power to (please note that this person must be present at the meeting vote on your behalf) for the 2024 Annual Meeting:

Patsy Shors
Name

2854 Druid Hill Drive, Des Moines, IA 50315-1845
Unit Number

Mailing Address (if different from above)

City, State, Zip Code

DRUID HILL TOWHOMES CONDOMINIUM ASSOCIATION, INC.

Proxy for 2024
Annual Meeting

Members are allowed to represent themselves by proxy (one (1) proxy per household unit), provided the proxy is on file with the Secretary prior to the meeting. According to Article III, Section 3.10a of the By-Laws of the Druid Hill Townhome Condominium Association, Inc., "At all meetings of the Members, a Member entitled to vote may vote in person or by proxy appointed in writing, which appointment shall be effective when received by the secretary of the meeting or other officer or agent authorized to tabulate votes. An appointment of proxy is only valid for the requisite election or meeting, unless longer period is expressly provided in the appointment form, but in no event shall the appointment of a proxy be valid for more than three (3) years from the date of execution."

Homeowner:

2852 Druid Hill Drive, Des Moines, IA 50315-1845
Unit Number

Reza Zoughi
Printed Name

2852 Druid Hill Dr.
Mailing Address (if different from above)

Des Moines, IA 50315
City, State, Zip Code


Signature

I wish to grant proxy power to (please note that this person must be present at the meeting vote on your behalf) for the 2024 Annual Meeting:

Patsy Shors
Name

2854 Druid Hill Drive, Des Moines, IA 50315-1845
Unit Number

Mailing Address (if different from above)

City, State, Zip Code

DRUID HILL TOWHOME CONDOMINIUM ASSOCIATION, INC.

Proxy for 2024 Annual Meeting

Members are allowed to represent themselves by proxy (one (1) proxy per household unit), provided the proxy is on file with the Secretary prior to the meeting. According to Article III, Section 3.10a of the By-Laws of the Druid Hill Townhome Condominium Association, Inc., "At all meetings of the Members, a Member entitled to vote may vote in person or by proxy appointed in writing, which appointment shall be effective when received by the secretary of the meeting or other officer or agent authorized to tabulate votes. An appointment of proxy is only valid for the requisite election or meeting, unless longer period is expressly provided in the appointment form, but in no event shall the appointment of a proxy be valid for more than three (3) years from the date of execution."

Homeowner:

2860 Druid Hill Drive, Des Moines, IA 50315-1845
Unit Number

ELIZABETH HOAK
Printed Name

Mailing Address (if different from above)

City, State, Zip Code

Elizabeth Hoak
Signature

I wish to grant proxy power to (please note that this person must be present at the meeting vote on your behalf) for the 2024 Annual Meeting:

Alison Culbert
Name

2850 Druid Hill Drive, Des Moines, IA 50315-1845
Unit Number

Mailing Address (if different from above)

City, State, Zip Code

DRUID HILL TOWHOME CONDOMINIUM ASSOCIATION, INC.

**Proxy for 2024
Annual Meeting**

Members are allowed to represent themselves by proxy (one (1) proxy per household unit), provided the proxy is on file with the Secretary prior to the meeting. According to Article III, Section 3.10a of the By-Laws of the Druid Hill Townhome Condominium Association, Inc., "At all meetings of the Members, a Member entitled to vote may vote in person or by proxy appointed in writing, which appointment shall be effective when received by the secretary of the meeting or other officer or agent authorized to tabulate votes. An appointment of proxy is only valid for the requisite election or meeting, unless longer period is expressly provided in the appointment form, but in no event shall the appointment of a proxy be valid for more than tree (3) years from the date of execution."

Homeowner:

2864 Druid Hill Drive, Des Moines, IA 50315-1845
Unit Number

Steven M Fink / Shayna Steinger
Printed Name

Mailing Address (if different from above)

City, State, Zip Code

Steven M Fink
Signature

I wish to grant proxy power to (please note that this person must be present at the meeting vote on your behalf) for the 2024 Annual Meeting:

Patsy Shors
Name

2854 Druid Hill Drive, Des Moines, IA 50315-1845
Unit Number

Mailing Address (if different from above)

City, State, Zip Code

DRUID HILL TOWHOMES ASSOCIATION, INC.

Proxy for 2024 Annual Meeting

Members are allowed to represent themselves by proxy (one (1) proxy per household unit), provided the proxy is on file with the Secretary prior to the meeting. According to Article III, Section 3.10a of the By-Laws of the Druid Hill Townhome Condominium Association, Inc., "At all meetings of the Members, a Member entitled to vote may vote in person or by proxy appointed in writing, which appointment shall be effective when received by the secretary of the meeting or other officer or agent authorized to tabulate votes. An appointment of proxy is only valid for the requisite election or meeting, unless longer period is expressly provided in the appointment form, but in no event shall the appointment of a proxy be valid for more than three (3) years from the date of execution."

Homeowner:

2872 Druid Hill Drive, Des Moines, IA 50315-1845
Unit Number

Henry Anderson
Printed Name

Mailing Address (if different from above)

City, State, Zip Code

Henry Anderson
Signature

I wish to grant proxy power to (please note that this person must be present at the meeting vote on your behalf) for the 2023 Annual Meeting:

Jim Greenfield
Name

2874 Druid Hill Drive, Des Moines, IA 50315-1845
Unit Number

Mailing Address (if different from above)

City, State, Zip Code

DRUID HILL TOWHOMES ASSOCIATION, INC.

**Proxy for 2024
Annual Meeting**

Members are allowed to represent themselves by proxy (one (1) proxy per household unit), provided the proxy is on file with the Secretary prior to the meeting. According to Article III, Section 3.10a of the By-Laws of the Druid Hill Townhome Condominium Association, Inc., "At all meetings of the Members, a Member entitled to vote may vote in person or by proxy appointed in writing, which appointment shall be effective when received by the secretary of the meeting or other officer or agent authorized to tabulate votes. An appointment of proxy is only valid for the requisite election or meeting, unless longer period is expressly provided in the appointment form, but in no event shall the appointment of a proxy be valid for more than three (3) years from the date of execution."

Homeowner:

2874 Druid Hill Drive, Des Moines, IA 50315-1845
Unit Number

DEBRA BENJAMIN GREENFIELD
Printed Name

Mailing Address (if different from above)

City, State, Zip Code

Debra Benjamin Greenfield
Signature

I wish to grant proxy power to (please note that this person must be present at the meeting vote on your behalf) for the 2024 Annual Meeting:

JAMES R. GREENFIELD
Name

2874 Druid Hill Drive, Des Moines, IA 50315-1845
Unit Number

Mailing Address (if different from above)

City, State, Zip Code

DRUID HILL TOWHOMES ASSOCIATION, INC.

Proxy for 2024 Annual Meeting

Members are allowed to represent themselves by proxy (one (1) proxy per household unit), provided the proxy is on file with the Secretary prior to the meeting. According to Article III, Section 3.10a of the By-Laws of the Druid Hill Townhome Condominium Association, Inc., "At all meetings of the Members, a Member entitled to vote may vote in person or by proxy appointed in writing, which appointment shall be effective when received by the secretary of the meeting or other officer or agent authorized to tabulate votes. An appointment of proxy is only valid for the requisite election or meeting, unless longer period is expressly provided in the appointment form, but in no event shall the appointment of a proxy be valid for more than three (3) years from the date of execution."

Homeowner:

2876 Druid Hill Drive, Des Moines, IA 50315-1845

Unit Number

SUSAN MOORE
Printed Name

Mailing Address (if different from above)

City, State, Zip Code

Susan Moore
Signature

I wish to grant proxy power to (please note that this person must be present at the meeting vote on your behalf) for the 2024 Annual Meeting:

Jim Greenfield
Name

2874 Druid Hill Drive, Des Moines, IA 50315-1845
Unit Number

Mailing Address (if different from above)

City, State, Zip Code