

CRAFTSMAN AT GREENVIEW CROSSING

Minutes of Regular Board Meeting – April 17, 2025

Attendees : Board Members (By Alpha): Marie Kline, Marlyn Larson, John Newell, Tom Reese and Elise Smith / Conlin Management Representative – Karson Kerrigan

The meeting came to order at 6:01PM

No Homeowners attended the meeting

PAST MINUTES

The March minutes were reviewed and approved with the correction of changing the number “6” to “8” on page 2/sub bullet point 4 and changing IRS to ASI under Statement of Revenues and Expenses.

FINANCIAL REPORTS

- **December 31, 2024 will be presented at the annual meeting. Copies will be need for the homeowners.**
- **January 31, 2025 was briefly discussed and so was February 28, 2025**
- **We definitely need March 31, 2025 for the annual meeting.**

Kerrigan was reminded that a correct Financial Statement was needed by next week for the Annual Meeting.

There was a renewed discussion on the Cash Pass Through Account but no definitive answers. This past Monday I sent an email to Beth Runels, the COO at Conlin, about resolving this before May 31st. She had pledged to Marlyn clean financials for the turnover so that is why I sent it to her. The \$3,773 in the Pass Through Account that appeared in the 2024 year-end statement has now been carried over to the January and February 2025 statements...and possibly March 2025 when we receive them. The \$3,773 is being carried as an asset on the Balance Sheet but we can't trace it back to any account.

PROPERTY REPORT (Kerrigan, Reese and Newell)

- **Five of the 8 roofs scheduled for replacement have been completed and it is estimated that 7 will be completed by the Annual Meeting.**
 - **Roof Iowa will send Conlin the invoice and it will be paid with a Cashier's check that Larson and Newell will procure.**
 - **Roof Iowa stated that one homeowner has been repeatedly asking the workers to do the other half of her roof. Roof Iowa incorrectly tore off half the roof due to a mistaken address in 2023. It was replaced at no charge to the satisfaction of the HOA. The homeowner received a new half-roof where none was required from wear and tear. They used the same product and color as what was used before. Due to the configuration of the roof, if there is any slight difference between the two sides, it is not noticeable. Conlin will communicate this with the homeowner.**

- All homeowners have paid back the HOA for dryer vent cleaning except for one. Kerrigan will follow up by another phone call.
- Latitude 41 – Reese and Newell met with their representative to coordinate lawn mowing, fertilizing, bush trimming and yard clean-up. Latitude 41 will give a quote for bush trimming this spring and summer.
- Newell shared the results of his walk-around regarding of sod, lawn care issues and dog waste issues.³
 - Violation letters will go out to 803 Redwood, 803, 819, and 821 Rosewood for weeds in their rock beds. They need to be either pulled or sprayed then pulled up after dead.
 - A violation letter will go out 816 Redwood for massive amount of dog waste in front and side yard which is a hinderance to the lawn mowers. Also, the front yard is being affected by their dog's urine. Latitude 41 will be asked what can be done to bring that yard back so property management can notify the owner.
 - 812 Redwood has a downspout on the back side of their house that was torn off by the wind. No letter will go out because these owners have just returned from wintering south and the Board will give them some time to fix this issue before any reminder is sent.
 - 3701 and 3703 Raintree have issues of mower damage to the sod, and it is washing out. 3701 looks like it is also a downspout issue.
 - 816 Rosewood has issues where the mowers have created ruts over the years and the dirt is washing away.
 - The common rock landscaping bed on the corner at 3605 Raintree has been taken care of in the past by volunteers living near it. They have indicated that they would like to continue to do so. However, if that changes the HOA will step in at that point.

UNFINISHED BUSINESS

- The Board wants to be sure the invoice from AMP is paid for filling in cracks for two patios (Raintree and Rosewood).
- Kerrigan noted that the 5 months dues owed the Master Association have been paid.

NEW BUSINESS

- Denman CPA firm will take care of the 2024 tax return for Craftsman
- Kerrigan will verify that the cost of doing the stone edging will remain the same as last year. If it will, we will not need to put it out for bid. Five or possibly 6 homes were budgeted for this year. The Board will keep the protocol decided on last year that if a home is due for edging but does not keep the rock surround free of weeds, it will not get the edging until later.
- Larson will send out the Agenda for the Annual Meeting for Board input the first of next week. Smith volunteered to work at the sign-in desk and collect proxies.
- It was discussed and agreed to donate \$300 to the Methodist Church for allowing us to meet there in 2025. We gave the last donation approximately 6 months ago, so we will give the next one around October 2025.

The next Regular Board Meeting is scheduled for May 15, 2025 / 6-8PM at the Ankeny First United Methodist Church, Room 105

The meeting concluded at approximately 7:45PM

Submitted by Marie Kline, Vice President.

Financials submitted by John Newell, Treasurer and Marlyn Larson, President