

## THE CRAFTSMAN AT GREENVIEW CROSSING OWNERS' ASSOCIATION

### Minutes of Regular Board Meeting – September 23, 2024

Location: Ankeny First United Methodist Church Meeting Room 105

Meeting came to order at 6:15PM

#### Attendees

Board Members Marlyn Larson, Marie Kline, Elise Smith

Conlin Properties Manager: Karson Kerrigan

Community Members: Penny and Thom Reese

#### Homeowner Forum:

The Reese's attended to understand the process of the AVR as they need to install rails on their steps for Penny, who has a walker. They will also be turning one in for their driveway which has dropped from garage level and prevents Penny to easily access her ramp in the garage while on her mobility scooter. It was explained that the AVR is the first step to get the request in the records and the Board will review it as quickly as possible.

#### Past Board Meeting Minutes

There was not a copy in the packet but, per Larson, they had previously been approved via email by the Board.

#### Financial Reports

- July and August financials could not be approved again because they were still incorrect. Larson reviewed an email sent earlier to Kerrigan which requested a list of corrections for them which had not been done yet. September Financials were not ready yet. Board advised Kerrigan that this has to stop. The Board needs correct financials and they need them in time for the Board Meetings – especially now since the budget will be started in October and must be finalized by November. This is a serious issue that has been on-going for too long. The financials must be correct and on time - a change must be made.
- Larson will go to Lincoln Savings to remove Greg Dick's name from the account and gain access for himself.
- **Kerrigan will follow through to be sure that Conlin has a representative on the Operations and the Reserve accounts.**

#### Reserve Update

Kline reported:

- 30 neighbors who have either turned in their Signature pages in support of the Addendum, or have indicated in writing to support it.
- 3 indicated in writing that they were undecided
- 5 did not indicate a position, but attended a meeting
- 9 never attended a meeting
- 2 have absentee owners

Kerrigan indicated that he was updated on the Board's efforts for a new Amendment to the Covenants

#### Property Manager Report

- The new portal continues to have access issues. The password sent to everyone expires too quickly and **Kerrigan was asked to request the password be extended to last for at least a month instead of hours.**
- Kerrigan reported that the new installation of Vantaca is capable for sending mass emails and **he will also arrange for the Board to learn how to use it.**
- The Board confirmed that an additional charge of approximately \$1,144 for edging for 3605 Raintree will be paid for by the former owner who ordered it. **If a bill for that is received by Conlin, Kerrigan will forward it on to Greg Dick**
- Cars parked on the street for extended periods of time were reviewed. Homeowners need to be reminded that only vehicles are allowed to be parked on the driveways. Also, non-vehicles parked on the driveways must be

stored in the garage. **Kerrigan will send out a mass email and three letters for those that do not have email, regarding this issue.**

#### **New Business**

- Maintenance was done on the irrigation system. If there are any additional problems noticed, please notify Conlin Properties
- Metronet still not available but will start pre-installation work in the neighborhood soon.

The meeting adjourned at approximately 8PM

Marie Kline, Vice President