

Agenda for Craftsman at Greenview Crossing Owners Association

Type of Meeting Regular Board Meeting

Meeting Date Thursday, May 15, 2025

Call to Order 6:00 PM

Present: Elise Smith, John Newell, Tom Reese, Alison Whale

Location Ankeny First United Methodist Church Rm 105

Homeowner Forum – Open time for homeowners attending

Meeting Minutes

Review and approve HOA Board minutes from April 17, 2025

- Tom motioned, John seconded, all approved

Review and approve minutes from Annual HOA meeting April 24, 2025

- Tom motioned, Alison seconded, all approved

Review and approve HOA Board minutes from April 24, 2025

- Tom motioned, John seconded, all approved

Financial Reports

No Financial statements for March & April were available. John will send out to Board with comments when Conlin finishes them.

Conlin provided confirmation in mid-April that \$3,773 Master's dues were paid in December 2024 but there was a coding error and it did not reflect correctly on the financials. John had them reimburse the extra \$3,430 payment we made. John will continue to seek reimbursement from the Master for \$343 in extra payment made by Conlin in 12/2024.

Conlin has paid the 2023 IRS late filing penalties. We've switched Denman Associates in WDM to prepare our 2024 taxes (extension was filed).

Property Manager's Report

Update on roofs replacement.

Review when we anticipate to be billed for the roof completions.

- Finished and paid for in full.

Dryer vent cleaning collection plan (John).

- Will let the new property manager follow up to collect payment from the two remaining owners.

Lawn service review/feedback.

- Lawn service has been told to not use the big mowers between houses when it is too narrow. They may not be on the brick edging.
- Sod restoration needed at 3 homes

Bush trimming.

- Need bush trimming in June
- Put signs up on the mailboxes to contact Tom to be on the no trim list. Give a due date.
- Possible Gmail that multi forwards, for contact on sign/AVRs/etc.

- Waiting until new property management company to talk to the landscaping company/collect other bids for bush trimmin.

Unfinished Business

Payment update on dues owed the Master for Association dues.

- Pulled back extra payment

New Business

AVRs on multiple homes

- 3709 Raintree deck renovation;
 - John motioned, Tom seconded, all approved
- 3709 Raintree privacy screen for trash can
 - Asked to provide more information on style and location
 - Screen needs to be edging in and provide ample space for trashcan if it changes sizes in the future.
- 3709 Raintree privacy screen for hot tub
 - Asked to provide more information on style & location
- 3701 Raintree replace floor and railing on deck
 - Alison motioned, John seconded, all approved
- 3701 Raintree raise concrete slab on sidewalk
 - Tom motioned, John seconded, all approved

Finalize 2025 edging replacement plan and vendor discussion.

- Shades of Green: \$115 increase/home for cost of material, did 4 last year, looking at 6 this year ~\$16k total
- Ask Jeff to collect bids for comparison

Update on transition to Property Management by Design (John)

- Giving Jeff information as requested (contracts, auto payment)
- Homeowners should be getting a letter about transferring systems/payments
- John will look over documents from Conlin before posting to the portal

Executive Session – Board Members Only

Discussed next homes to received edging replacement, ultimately undecided due to landscaping issues. Ask Jeff his opinion after walkthrough.

Meeting Adjourned

- Tom motioned, John seconded, all approved

Next Meeting Regular Board Meeting

Date June 19, 2025

Time 6:00 PM – 7:30 pm

Location: Ankeny First United Methodist Church Rm 105