

THE GREEN AT ST. ANDREWS MANAGEMDNT ASSOCIATION

ANNUL MEETING OCTOBER 12, 2025

HIAWATHA PUBLIC LIBRARY

OPENING REMARKS: BRUCE RAY

President Bruce Ray called the meeting to order and welcomed everyone. Roll Call: Everyone in attendance stated their name and house number. Twenty-eight households were represented, including three proxy forms.

The board members attended eight meetings throughout the year which were listed in the Greens newsletter. The meetings were held at the Hiawatha Library, and as always, open to all condo residents.

The minutes from the October 13th 2024 meeting were read and approved.

Financial Report: Karol Cooper

The association books were audited by Pam Richardson CPA and were found to be accurate.

The Financial spreadsheet is on the website monthly, and handouts were given to the residents for review.

Expenses, per resident, per year were \$118.00 per month higher than what everyone pays monthly for dues. Next year is estimated at \$129.00 more per month. This will have to come from our reserve in addition to the extra expenses. A review of the three accounts was presented. The goal is to meet all general needs using operating funds and reserves, when necessary, but with rising costs this may not be possible. No plan has been made at this time to raise dues, but we can't rule it out.

Lawn & Snow Contract: Linda Miller

Country Club Lawn and Landscaping has done a good job for us this year with very few complaints. One complaint was that they mowed on a Wednesday after the irrigation had been on, causing some ruts in a few lawns. After the aeration was completed, there was some damage done to some residents' cable lines. I had been assured that the machine does not go deep enough to affect the lines but, apparently, some lines were not buried deep enough.

A committee is working on a landscaping project on the northwest side behind 1616 to 1622 to get some bushes planted to cover the fence and hoping to provide a better view for those living there. We currently are waiting on quotes from Kelly Tree Farm and Hughes Nursery. We also have been provided some information from Earl May Nursery. We are wanting to start this project early next spring.

We had people from the Cedar Rapids Re-leaf project look at the area and they were willing to supply us with trees. At this time, we did not think we needed any additional plantings.

We will, once again, be having the bushes and trees trimmed this fall

We were able to get the same pricing from Country Club for the next 2025/2026 season, so it was decided to sign that contract.

At this time Brian Barnes spoke up and wondered why we had not accepted a contract from Greg's Lawn and Landscaping that we had been presented with. He stated that it would save us a lot of money.

Since the new residents don't know the lawn history, I have compiled some brief notes:

I started on the board on 2020 as secretary and at that time we had a contract with Greg's Lawn and Brian was president. After many complaints and billing issues, it was decided to terminate the contact with Greg's. A committee of Bill Ham, Sally Orf and Bob Miller researched many companies and decided on Cutting Edge and signed a 3-year contract effective April 1st 2021. Cutting Edge seemed okay with only a few complaints the first year or so. Bill Ham and I were the contact people with Cutting Edge, and after a while we found it increasingly difficult to get any answer from them and the quality of work was decreasing. Bill Ham went out and visited many different condo associations to find out who they had hired when seeing the best-looking lawns. He then recommended that we get Country Club Lawn and Landscaping because they had provided the best-looking lawns.

We had the three-year contract in place with Cutting Edge and before we had to make any decisions regarding cancelling our contract, we received notice from Cutting Edge that they were terminating us effective October 14th 2023. Cutting Edge then filed for bankruptcy. We then requested a quote from Country Club and signed a contract which we still have in force.

Last year we did our due diligence and received quotes from:

Culvers: A little higher than Country Club

Powers: Not adequate equipment.

Otter Creek: Not enough manpower.

Greg's: \$10,000 higher than Country Club.

So, when being presented with a quote from Greg's this year at a much lower price, it became suspicious. We found that Greg's is now owned by a large company in Wisconsin. And although we had already decided on Country Club for the next year, the board chose not to consider hiring Greg's Lawn and Landscaping again.

THANK YOU TO ALL VOLUNTEERS: ELAINE READ

It takes a village to complete all the little things that are done in the Greens.

This is the time to thank all the volunteers.

1. Bruce Ray for being our president and helping to make many decisions. He and Myra also worked on weeding the berms and the front entrance.

2. Sethu Rathinam past President and board member. He oversaw our street infrastructure improvements, managed the website, landscaped and took care of the center garden. He put the bylaws and original document on the website.
3. Jerry Bair for his continued work on compiling and publishing The Greens Monthly Newsletter.
4. Karol Cooper: Treasurer and Much More. She takes care of the greens money and paying bills and taxes. Does research to find new contractors and schedules those services when needed. Listens to the neighbors' concerns and brings them to the board's attention.
5. Linda Miller-Secretary. She is the liaison with Country Club Lawn & Landscaping, and schedules services as needed, takes care of the flower watering and bush trimming list and organizes the food for the annual meeting.
6. Nora Becker: Board Member and helps with the flowers and other various committees and heads the Holiday decorating group.
7. 7. Kim Wilkerson for printing anything the board needs for meetings.
8. Mike Lindeman: Helps with legal advice and manages the State Website. He also takes care of reserving our Library meeting room.
9. John Mescher for donating money for flowers.
10. Flip Klinger for donating one of the entrance flags.
11. Forrest Parks for his ability to spot a weed and get rid of it.
12. Dave Anderson for helping his neighbors with different tasks.
13. Elaine Blick for hosting, Neighbors Night Out, the music gathering, delivering the Greens newsletter, and organizing the flag program.
14. Ray & Linda Whittle for organizing another great music evening.
15. Las Pendl for taking care of our irrigation needs.
16. Elaine Read for all the contractor research she has done.
17. The Flower Watering Team: Nora Becker, Kim Wilkerson, Elaine Read, Amy Davis, Dennis Martin, Sethu Rathinam, Jqyne Kamberling, Linda Nixon and Linda Miller.

Bruce: Welcome to New Residents:

Berry Krahlung, Holly Adams, Jeff Moser and Doug and Linda Berry.

Condo at 1511 is for sale.

Board Election:

All current board members will continue the board except Sethu Rathinam who is retiring. Two new residents, Kim Wilkerson and Les Pendl have decided to run for a board position. This would make for a total of nine board members.

They are as follows:

Bruce Ray, Karol Cooper, Elaine Read, Mike Lindeman, Jayne Kamberling, Nora Becker, Kim Wilkerson, Les Pendl and Linda Miller.

Bruce asked the residents to accept the board members with a show of hands. The board will select the Officers at the next scheduled board meeting on October 27th.

Meeting was adjourned and dinner and socializing was enjoyed.

Linda Miller

Greens Board Secretary