

**GREENS AT ST. ANDREWS-BOARD MEETING
HIAWATHA PUBLIC LIBRARY
JANUARY 13TH 2025**

Meeting was called to order at 2:00pm.

ROLL CALL:

Elaine Read-Vice President

Karol Cooper-Treasurer

Linda Miller -Secretary

Sethu Rathinam

Mike Lindeman

Jayne Kamberling

Absent: Bruce Ray and Nora Becker

Resident Guest: Jerry Bair

PREVIOUS MEETING MINUTES:

The minutes from the December 9th meeting were read and an error was noted. The date for receiving the CD funds should have been January instead of March. The minutes were then approved with exception.

TREASURES REPORT:

Karol reported that one CD had been cashed in, and money distributed to the appropriate accounts. The report has been posted to the website.

The dues increase letter was mailed to all residents. The increase of the monthly dues will be \$250 which will go into effect on May 1st, 2025.

STATUS UPDATE:

Dead Tree:

A letter will be sent to the owner of a dead tree that is adjacent to our Condominium property. The tree is located on the North side and in the event of the tree falling we could sustain considerable damage. We are in hopes that this letter will prompt the homeowner to resolve this problem with the removal. Mike will send the letter to the owner.

Mailbox Project:

Sethu reported on the replacement of the east side-north mailbox receptable. He received a quote from ACE Handyman Services which include the box which is in compliance with the US Post Office. It will include a parcel box for items that don't fit in the regular boxes. The key will be in the resident mailbox, and once the parcel is taken out the key will remain in the lock and can't be removed by the resident-only by the mail carrier. The replacement cost and installation are \$4191.50. The box comes in two colors, gray or tan. The board voted to approve the purchase of the unit in gray. The unit will be ordered and installed by the ACE Handyman Service, as soon as possible.

Downspout Update:

Karol reported that all damaged downspouts had been replaced.

Property Owner:

It has come to the boards attention that a unit is being occupied, and the home is not listed in the occupant's name. The Greens by-laws state that all units must be owner occupied. The resident is aware that a transfer of ownership must be done but has not done so in a timely manner. A letter will be sent to the occupant and family members stating we are seeking a quick resolution.

Skylights:

Several residents have reported skylights that are leaking (1624,1532 and 1548). D& D roofing will be taking care of the replacement or repairs.

Corporation Database Update:

Mike Lindeman is in the process of updating this with the State of Iowa.

Drainage & Downspout Burial:

There was some discussion as to who's responsible for broken drainage pipes in resident's yards. The resident or the association? The by-laws will be explored to get a true definition.

NEW BUSINESS:**Downspout Repair:**

Jerry Bair presented a problem with the gutter installation after the Derecho. The downspouts installed were 5 inches in diameter, but they flow into a 3-inch extender which during a rain will cause an overflow because of the limited capacity. He presented the board with a solution which will be discussed at the next meeting.

Jerry also mentioned that the streetlights are on all day and a new photocell may be needed. Larry Cooper will get in touch with Price Electric.

The next board meeting will be held on March 3rd at 2:00pm.

Meeting was adjourned.

Linda Miller
Secretary