

THE GREENS AT ST. ANDREWS - BOARD MEETING
HIAWATHA PUBLIC LIBRARY
JULY 8TH, 2024

1. Meeting was called to order at 4:30pm.
2. Roll Call: In Attendance.
 - a. Sethu Rathinam - President
 - b. Mike Lindeman - Vice President
 - c. Karol Cooper - Treasurer
 - d. Linda Miller - Secretary
 - e. Elaine Read
 - f. Bruce Ray
 - g. Jayne Kamberling
 - h. Absent: Ron Davis and Nora Becker
3. The May meeting minutes were read by Linda Miller and approved.
4. Karol Cooper reported that the June treasurer's report has been posted on the website. We have three categories of financial accounts — the mechanism of the funds is in parentheses. We will use the same phraseology for clarity and consistency in the future:
 - a. General [or Operating] Account (Checking account)
 - b. Operating Reserve Account (Money Market account)
 - c. Long term Reserves (Certificates of Deposit, and a Checking account — also what was called Hail count has been rolled into the long term reserves).
 - d. There was some discussion of how much money we need to operate and continue to pay our monthly expenses. Currently the monthly dues income is not keeping up with the associations bills and money is taken out of the operating reserve account. The current monthly dues are distributed by putting \$175 into the general account and \$25 into the operating reserve account. The long term reserve account is used for unexpected bills and not the normal monthly operating expenses¹ such as insurance, electricity, water, irrigation, lawn and maintenance. There was some discussion regarding increasing the dues to \$250 per month. [Note the long term reserves are in decent shape, and a bulk of it is made of Insurance payments to us in the past that we did not have to spend as we have found cost efficient methods to fix problems.]
5. Lawn and Snow Contract Renewal: The contract with Country Club landscaping is up for renewal on 10-12-24. We will pursue getting quotes from some other companies, but no decisions have been made at this time.
6. Election Process Discussion: Sethu stated that we should be running the election process according to the by-laws. He will put an article in a future newsletter to help clarify the

¹ Corporate Good Governance practice is to not use long term reserves for operating expenses.

process for all the residents. [Brief summary: The General Membership elects the Board, and the Board members elect/select the Officers like President, Vice President, etc].

7. Status of Pending Actions:

- a. Downspout Repairs –Ron Davis is working with a contractor, and we will proceed getting additional quotes.
- b. The Northside landscaping is still not completed, and no new date set [Update: scheduled for July 27.
- c. Work was done on the home at 1552 which required unplugging a drainage pipe.
- d. The home at 1536 (Zimmerman) will now be occupied by his son and he has been advised to make the appropriate arrangements to become the legal owner.
- e. The entry way tree has been planted and enclosed with wiring for protection from wildlife.
- f. Corporate Data Update on the government website: Mike Lindeman reported that we provided an update, and were advised the website will only be updated by the scheduled filing every two years, so we are keeping this item open.

The next meeting will be on August 19th at 2:00 pm at the Hiawatha Library, and is also expected to have an Executive Session at the end for further discussion in items 4(d) and 6 above.

Linda Miller
Secretary