

JORDAN SQUARE TOWNHOUSE ASSOCIATION
ANNUAL MEETING
MINUTES
November 11, 2015 – 6:30 pm
Hy-Vee Meeting Room (1990 Grand Ave, West Des Moines, IA)

Board Members present at meeting: Gayle Canada, Jim Gillaspey, Beth Kneeskern, Mary Jo Lonsdale, Sharon Parker-Lenihan. Not present: Jeremy Newcomb (leave of absence)

Homeowners present at meeting: Kelly Agnus, Jacque Buchanan, Matt Gardner, Linda Huber, Jake Jacobs, Lindsay Jones, Mary Modtland, Mike Pieper, Kim Tweedy.

Board was in possession of 10 proxies (Andy Gericke, Annie Marchesano, Jeremy Newcomb, Sue Otte, Jesse Ryan, Cindy Schultz, Jane Schumann, Kathy Scott, Nedra Smith, Sue Soda.)

Property Management present: Steve Gulling

- I. Annual Meeting called to order at 6:33 pm by President, Gayle Canada. Confirmation of quorum, and proof of Notice of Meeting by President, Gayle Canada.
- II. Motion to approve minutes from 2014 Annual – motion made by Beth and 2nd by Mary Jo. Minutes approved.
- III. Budget review
 - a. Motion to approve 2015 budget from Gulling Property Management – no discussion. Motion by Gayle, 2nd by Beth. Approved.
 - b. Talked about the resignation of one Board member and a second who is taking a leave of absence due to family responsibilities. The Board can function with 5 members at this point and will add new board members in the future.
- IV. Other new business: homeowners concerns -
 - a. Questions asked as to why we changed from Edge Management to present management. Gayle explained the situation and shared that we are still dealing with a few transition issues. She praised Steve Gulling for his work since taking over management of Jordan Square property.
 - b. Homeowner said her garage gutters have pulled away from the roof. Gayle shared that those repairs are costly and we currently are looking to repair/replace decks that present safety issues. A property-wide gutter issue would need to be addressed in the future.
 - c. Issue of overgrown brush along fence between our property and Holiday Park – asked if the overgrowth could be removed. It was suggested that the City be contacted regarding the cleaning of their side.
 - d. Issue raised of homeowners who have plantings they are not taking care of – Gayle suggested unit # be sent to Steve so lawn company can clean up. Further discussion that people plant when they aren't supposed to and then don't take care of it, or move away and new owner assumes it is responsibility of Association.
 - e. Homeowner complained that the hillside in the first row is dark at night. He asked if there could be a security light put on end of building to illuminate the hillside. Homeowner offered to put up something himself.
 - f. Homeowner complained that there is a break in the fence between Hy-Vee and Jordan Square. Steve will check with Hy-Vee to repair the fence.

Adjournment: Gayle thanked everyone for coming and reminded owners that they are welcome to attend any and all Quarterly Board Meetings. Mary Jo motion, Beth 2nd. Homeowners left meeting and Board members stayed for Quarterly/Budget meeting and to discuss action on homeowner's complaints. (see minutes of November 11, 2015 Quarterly Board Meeting)

Submitted by Sharon Parker-Lenihan, Secretary

Quarterly Meetings in 2016: Feb 9, May 10, Aug 9 (home of Gayle Canada, Unit #206) and Nov 8 (ANNUAL MEETING location tba)