

**GLENSTONE VILLAGE BOARD MEETING
TUESDAY, JANUARY 19, 2021
CLUBHOUSE AND ZOOM**

CALL TO ORDER

a. The meeting was called to order by President Tom Oswald on Tuesday, January 19, 2021 at 6:04 pm.

ESTABLISH QUORUM

a. All board members were present at the clubhouse, Tom Oswald, Larry Rose, Ann Bass, Tony Vis and Darcy Rice as well as Lisa & Dale Logsdon of HOA Management Solutions and Unit 132. The following units were in attendance via Zoom 212, 224, 274, 184, 251, 244.

1. OPEN FORUM

- a. Unit 212 - Homeowner expressed some concern about snow removal at her unit, she feels like it is due to the very back location on the development. The homeowner also felt sometimes grass was left too tall at her unit.
- b. Unit 132 - Homeowner encouraged the board to look for hope for a better Glenstone Village in 2021 and that may we all work together. Homeowner also wanted to comment on lawn care by Stone Cross as a positive and wanted to suggest doing a maintenance plan for the exercise room.

2. MINUTES

a. Motion by Ann Bass to approve the GLENSTONE VILLAGE 2020 SPECIAL ASSESSMENT RATIFICATION MEETING AND BOARD MEETING, November 19, 2020, second by Tony Vis. Roll call: Ayes 5, Nays 0. Motion passes 5 to 0.

3. TREASURERS REPORT - LARRY ROSE

- a. Budget - Larry went over the budget in great detail. (see financial reports attached)
- b. Bills - Larry went over the bills. (see December budget analysis attached)
- c. Contingency Funds - 1877.90
- d. CD Accounts - All CD's now have proper signatures. We have a CD maturing on February 28, 2021. Larry recommended that we possibly look at Grinnell Savings Bank to put the CD there. Lisa will see where we can get the best rate. The amount is \$21,036.

4. COMMITTEE REPORTS

- a. Policy and Procedures - Tabled at this time.
- b. Other - Nothing to report.

5. MAINTENANCE

- a. Property Manager Update
 - i. Snow Removal - Stone Cross did not clear the sidewalks north of LOT Z. Lisa will make sure they know. Also talked about Stone Cross being invited to our next board meeting. As a whole, most think Stone Cross is doing a good job. Our recent snow events have all been large, wet snows.
 - ii. Roof and Ice buildups - Discussed in detail the ice issues on some units. This has been an ongoing issue for some time. It does seem to be on more of the Hubbell built homes. Lisa and Dale discussed how heat tape and heat cable may help at some units. Dale will look into this for us with a vendor and see what we can do. It seems to be very bad at units 143, 213, 203, 204, 206 and 104.
 - iii. Other - Windbreak for fireplace was installed by Dale on unit 212, issue resolved.
- b. Clubhouse
 - i. Preventative maintenance of exercise equipment - No response yet from vendor that Lisa contacted.
 - ii. Use of Clubhouse - Tom discussed the Governor's most recent proclamation on COVID-19. The board will continue to recommend the use of the COVID guidelines set by the Governor. Motion was made by Ann Bass made a motion to keep the rules we have in place, second by Darcy Rice. Roll call: Ayes 5, Nays 0. Motion passes 5 to 0. (see Governor's Proclamation attached).
- c. Grounds
 - i. Street light posts and repair - Table to next meeting.

- ii. Lawn Care & Irrigation - Keep same vendor? We would like to have Stone Cross come to a meeting. Larry suggested seeing if we could get a better price since we use them for 3 services. We know we have a large area to irrigate, 90 zones. Could we do this much more cost effectively?
 - iii. Swimming pool - Darcy showed photo to board of small concrete work that needs to be done before the pool opens. The pool railing needs new concrete.
 - d. Tabled items
 - i. Unit 244 wants to replace a storm door. Lisa will get her the approved doors list.
 - e. Asset Inventory Review - Tabled.
 - f. Other
 - i. Association mailbox has been getting some mail for homeowners with no unit number on it. We ask residents to be sure and use your unit number on your mail please.
6. MISCELLANEOUS
 - a. Board Task List
 - i. Discussed Certainteed's warranty offer and settlement issue - Larry has questions for Hedberg & Son Roofing on the settlement offer. We will continue to look at this. Lisa and Larry will ask more questions about this and get more info.
 - ii. Status of Civil Rights Complaint from unit 142 - Lisa will handle this for us. She has much more expertise on this matter than we do. This is still on going. Lisa will keep us informed.
7. FRIENDLY REMINDERS
 - a. Please make sure on all mail correspondence, you must use your unit number.
 - b. Please remember to use COVID-19 guidelines as in the Governor's Proclamation attached.
 - c. We do ask only same, family members be in the exercise room at one time.
8. FUTURE MEETINGS
 - a. February 18th - 6 pm
 - b. March 18th - 6 pm
 - c. April 15th - 6 pm
 - d. Spring walk thru - May 14th at 9 a.m., rain date May 21st
 - e. May 20th - 6 pm

Ann Bass made a motion to adjourn the meeting, seconded by Tony Vis. Roll Call: Ayes - 5, Nays - 0. The meeting was adjourned at 8:10 p.m.

MEETING MINUTES SUBMITTED BY DARCY RICE

GATHERINGS

SECTION SIX. Pursuant to Iowa Code § 135.144 (3), and in conjunction with the Iowa Department of Public Health, unless otherwise modified by subsequent proclamation or order of the Iowa Department of Public Health, I order that effective at 12:01 a.m. on January 8, 2021, and continuing until 11:59 p.m. on February 6, 2021:

- A. A social, community, business, or leisure gathering or event, including wedding and funeral receptions, festivals, conventions, fundraisers, and other nonessential gatherings and events where people who do not ordinarily live or work together congregate, of more than ten people may be held, but only if the gathering complies with all other relevant provisions in this Proclamation and the following requirements:
- (1) **Social Distancing:** The gathering organizer and all participants in the gathering must ensure at least six feet of physical distance between each group or individual attending alone.
 - (2) **Other social distancing, hygiene, and public health measures:** The gathering organizer shall also implement reasonable measures under the circumstances of each gathering to ensure social distancing of gathering participants, increased hygiene practices, and other public health measures to reduce the risk of transmission of COVID-19 consistent with guidance issued by the Iowa Department of Public Health and, for any food service, the Iowa Department of Inspections and Appeals.
 - (3) **Certain business gatherings excluded:** This section does not apply to restrict gatherings that occur during the ordinary course of business or government between employees or members of the public, including but not limited to gatherings in an office or manufacturing workplace, normal retail operations, or other establishments explicitly addressed in this Proclamation.

USE OF MASKS OR FACE COVERINGS INDOORS

SECTION FOUR. Pursuant to Iowa Code § 135.144 (3), and in conjunction with the Iowa Department of Public Health, unless otherwise modified by subsequent proclamation or order of the Iowa Department of Public Health, I continue to order that until 11:59 p.m. on February 6, 2021, all people two or older must wear a mask or other face covering when inside an indoor space that is open to the public and within six feet of individuals who are not members of their household for 15 minutes or longer. This requirement does not apply to the following:

- A. Any person with a medical condition or disability that prevents wearing a mask or other face covering;
- B. Any person working alone or working in a space where six feet of physical distance can be maintained, or the person is otherwise able to avoid prolonged contact with other individuals outside their household;
- C. Any person consuming food or drink or sitting at a restaurant or bar table to eat or drink;
- D. Any athlete participating in a sporting or recreational event, or any person engaged in physical exercise;
- E. Any person giving a religious, political, media, educational, artistic, cultural, musical, or theatrical presentation or performance for an audience;
- F. Any person participating in a service at a spiritual or religious gathering;
- G. Any person who is deaf or hard of hearing, and any person while communicating with an individual who is deaf or hard of hearing or has a disability, medical condition, or mental health condition that makes communication with that individual while wearing a mask or face covering difficult;