

Green Meadows Homeowners Association

Meeting Minutes – March 31, 2025

Call to Order

The meeting was called to order at 7:00 PM.

Approval of Previous Minutes

The minutes from the prior meeting were not printed but were available electronically. Bullet points were reviewed, and a motion was made and seconded to approve them as read. Motion carried.

Treasurer's Report

An update on funds in the HOA account was provided. Month-end statements will be forwarded to the Secretary (Eric) for verification. A statement showed a balance of approximately \$15,000. Updated statements will be submitted with these minutes.

Old Business

- The February 10 meeting held at the clubhouse resulted in new board volunteers and appointments:
 - **President:** Mike Jonathan
 - **Vice President:** Lou
 - **Treasurer:** Faye
 - **Secretary:** Eric Rynne
 - **Board Member:** TBD (volunteer Michael may step in)
- **Website Development:**

Eric volunteered to develop a new HOA website. The board voted to pay Eric \$1,000 for the design and maintenance of the site. The domain is greenmeadowshoa.org. The site will include:

 - Announcements (e.g., weather alerts, neighborhood safety notices)
 - Emergency contacts and utility info
 - Architectural review forms and CC&Rs
 - Phase-specific zoning maps and setback information
 - Newsletters, community updates, and HOA board contact info

- HOA payments and records access (future portal in progress)
- **Mailing Address Update:**
The new mailing address is:
Green Meadows HOA
PO Box 464
6715 NE 63rd St, Suite 103
Vancouver, WA 98661

Two PO box keys were provided. One was given to the Secretary and the other to the President.

- **Re-Registration with State:**
Mike is working on re-establishing the HOA with the State of Washington, as no filings have occurred since 2022. Target completion is within a week.
- **Board Insurance:**
Research is underway to reinstate HOA insurance, which lapsed in 2023. Contact from the previous agent is being pursued.
- **Bank Account Updates:**
Faye and Mike will be added as authorized signers to the HOA account. Zach will be removed once the new appointments are documented with approved minutes.
- **Google Drive & Records Access:**
Eric is working with Trish to gain access to the HOA's Google Drive. Trish has boxes of documents to provide the Secretary. Additional digital CC&R files may be available through the county.

New Business

- **Newsletter Volunteer:**
Trish will follow up with Jamie Sheets about volunteering for the newsletter. No confirmation yet.
- **Complaint and Form Submissions:**
All website forms will be directed to an "info@greenmeadowshoa.org" email address and forwarded to board members. Non-urgent issues will be addressed in meetings; urgent ones will be reviewed as needed.
- **Community Outreach:**
Plans were made to laminate and post flyers about the new website at mailbox areas to boost awareness. Door-to-door outreach for collecting homeowner email addresses will also occur.

- **Architectural Review Requests:**

Board members must recuse themselves from voting on their own project submissions but may participate in discussions. Forms will be submitted via the HOA website.

- **Landscaping Approval:**

Mike received approval to landscape the water retention area to improve aesthetics. Plants will comply with permitted root structures for drainage.

- **Neighborhood Safety:**

Discussion included ongoing concerns about resident behavior, vandalism, and crime. Members emphasized looking out for each other and potentially setting up a neighborhood watch. These issues may be addressed through community bulletins and an FAQ section on the website.

- **Next Meeting:**

Scheduled for **Monday, April 28, 2025, at 7:00 PM.**

Adjournment

Motion made and seconded to adjourn. Meeting was adjourned at 9:12 PM.