

**GMW Board Meeting
April 13, 2010
Dahls on 86th**

Present:

Lynn Vorbrich

Karen Wilhelm

Steve Halterman

Chuck Kuster – reporting secretary

Greg Knoploh

Darci Duey

Jon Tallman

Gary Roth

Shelly Plaehn, Knapp Properties, Association Manager

Absent: Dave Williams, Randy Brown

Guests: Bill Vaughn, Johnston Police Chief; Jon Kallen, Johnston City Council; Ginger Soelberg, member of the storm water study committee. Home owner Maria Hsu also joined us.

Topic: Meet the new chief

Chief Vaughn introduced himself to the Board and expressed his interest in building a strong relationship with GMW residents. He encourages all Johnston residents to use the Police Department's website and register for the "e-lert" system and CARE program. The department's website is

<http://www.cityofjohnston.com/departments/police/>

Topic: City Storm Water Issue

Councilman Keller came to update the Board on the city's storm water issue. Key points were:

- A storm water study group was formed
- An in-depth study was conducted which identified a number of serious storm water issues, including problems in the GMW Development
- The estimated cost is ~\$3.6 million for remedying the issues within GMW alone
- Funds for the repair are not budgeted
- The City Council is exploring establishment of a Storm Water Utility fee/tax, which would then raise funds by taxing residents and provide a specific funding source to address the drainage problems. (Johnston is the only city in the metro area without such a commission)
- It could easily take 3 – 5 years before any permanent "fixes" could be implemented, and those would depend on the establishment of the utility.

A discussion regarding who was responsible for issues with eroding back yards ensued. Councilman Kallan said he would visit the area with city engineers to explore the possibility of short-term solutions.

Councilman Kallan recommended that residents contact their council members to encourage expedient action for resolving this problem.

Meeting Called to order at 7:55 p.m.

ACTION: Minutes from the 3/10/10 meeting were approved.

ACTION: Agenda approved

President's Report – Halterman

Topic: Little League Lights

Steve reported that the survey to residents regarding the little league's request to add lighting was being mailed this week. After the return of the survey, Shelley will organize the responses for discussion at the 5/11/10 board meeting. Mark Miller of Green Meadows West Ltd will decide whether to amend the current agreement or not.

Topic: New building on 86th

Steve reported that a site plan has been submitted to the city for a new building on 86th south of Peterson's Dental office.

Topic: Open board position

Steve reported that Jack Sullivan has agreed to fill the open position on the board.

Motion: A motion to appoint Jack Sullivan to the GMW Board for two years was made and approved.

Prairie Planning Committee – Knoploh

Greg reported that a scope for the prairie management effort has been developed, with the input from several residents. Securing the services of an appropriated burn specialist has been difficult, due to the late start, scarcity of individuals with appropriate permits, experiences, etc.

Two priorities are:

- To plan and conduct a spring burn, if possible; plan for a fall burn, if not
- Find and secure appropriate consultant to develop a longer term management plan

Several related points:

Conducting a spring burn is unlikely, so Greg will pursue other management approaches including a fall burn and chemical control in appropriate areas. The consultants will benefit from seeing what is actually going on in the various prairie areas, before drafting a plan.
Resident encroachment on “no-mow” areas.

Property and Grounds Committee Report – Darci Duey

Darci provided a written report.

Topics:

- Estimates for the repair of the NW 62nd entryway will be presented at the May board meeting
- Estimates to add/repair lighting around the gazebo will be presented at the May or June board meeting
- Darci has hired a firm to conduct spring-cleaning and planting at the Gazebo and entryways. (Note: we will not plant new flowers at the entryways on 86th street and NW 62nd where construction is underway)
- Board discussed a resident’s request to remove a fallen tree in the no-mow zone. The board agreed to not cut up and remove the tree.
- A resident at 8413 Blackstone is in the preliminary stages of adding geothermal energy to his home and was requesting board approval to run heavy equipment across common property. Since the resident would also need approval from his/her neighbors, the board deferred a decision until the okay from the neighbors was secured.
- Darci asked about replacement of some old/dying bushes at Windsor park

ACTION: A motion was made and approved for Darci to proceed with replacing the bushes.

Secretary’s Report: Chuck Kuster

Topic: Chuck reported that the website was being updated;

Topic: Work will commence for the June newsletter. Send information to Chuck so that this may be mailed with the July 1 Dues Statement.

Events Committee –

No report

The association garage sale dates were set for May 7th & 8th. Postcards will be mailed to all home owners.

Knapp/Other Business:

Topic: Excess income report on taxes - Shelly/Knapp Properties reported on their accountant’s recommendation related to how to report excess income. (This was due to several major projects like the entryway repair that were budgeted, but not expensed in 2009.)

Motion: A motion was approved to accept the accountant's recommendation.

Topic: Erosion liability - The Board discussed whether the GMW Association had any liability for damage related to the erosion issue.

Motion: A motion was approved to have Halterman visit with attorney Gene Olsen regarding liabilities and report back to the board

Meeting adjourned at 9:27p.m.