

**MINUTES OF DECEMBER 8, 2016 ANNUAL MEETING OF MEADOWPOINT  
TOWNHOME ASSOCIATION**

Meeting was called to order at 7:00 pm at the West Des Moines Library.

Present: Lynch, Jennings, Cowling, Hanson, Property Manager Mark Gisch and Farris.

There were 11 Homeowners in attendance.

Secretary Jennings appointed two people to count and record the Election Ballots; they were Dee Shell and Larry Hoier. They were then excused from the audience and proceeded to open, count and record the Ballots.

**Minutes:**

November 21<sup>st</sup> Minutes were approved as presented. After review and with no corrections or additions, Motion by Jennings and Seconded by Farris to accept the November Minutes as presented. All Ayes, Motion Carried

**Treasurer's Report:**

Board Treasurer Larry Hanson explained our 2017 Budget and our Association Monthly Dues raise of \$10.00/month.

- ❖ **2017 Budget:** He told the audience that we have an aging infra-structure and we can expect more maintenance on our units and property. The Ash Trees were a big expense in 2016, and since we are down to 30 Ash Trees on our property, our tree expense going forward will be a lot less. Our PM will continue to monitor the trees that are left, and if a safety hazard arises, he will take the tree down. The two Ash Trees in our Blvd belong to the city, at this time the city does not plan on replacing them. It has been 10 years since the siding was installed/painted, we can expect to spend around \$400,000 to have all units painted in a 5-7 year time frame from now. We need to become Pro-Active in our maintenance and keep what we have in good shape. We will have concrete projects come spring; sidewalk and driveways are beginning to show wear.
- ❖ **Dues Increase:** After some research about our Dues increase, it was found that MPTH is in the middle to below average when it comes to Association Dues. By keeping our Capital Reserve balance healthy, we strive to keep from having a "Special Assessment" for our Homeowners. We have ended the 2016 year with a healthy balance and will put \$20,000 into our Capital Reserve Account. No motion needed.

*Financial Reports now become part of the minutes.*

**Ground/Maintenance Report:**

PM reported that the Ash Tree information was complete and correct. We will have Concrete projects come spring, the lights for the sign to our entrance has been replaced, and the lighting is now on both sides. There were some questions that would Leaf Guard covers for our gutters be beneficial? PM reported that they would not work in all the configurations that we have here at MPTH. Some would cause Ice Damming, which would lead to further problems. He recommended to leave the gutters open, and have them cleaned as we do now.

**Ground/Maintenance Report Cont'd:**

The fence between MPTH and the strip mall, is becoming un-attractive. Since this is not on our property, but we have to look at it, PM Gisch will take a look, and see if he can contact the manager of the strip mall, to see if something can be done to clean up and/or repair. There is a large open around on common ground around 19<sup>th</sup> street, PM Gisch will plant some trees there in the spring.

**New Business/Election Results:**

Elections results were returned to the Board and the announcement was made that both candidates running for the 2 vacancies on the Board had been elected. Congratulation to Kent Freise and Steve Boeckman. President Lynch thanked the Ballot Counting Committee for a job well done. Newly elected Board Members' term will run through 12-31-18.

*For information only 29 Ballots were returned from our Homeowners of Meadowpoint Townhome that were eligible to vote. Election documents now become part of the minutes.*

There being no further business; Motion to Adjourn by Lynch and Seconded by Farris. Meeting adjourned at 7:35 pm. The next regular Board meeting will be held on January 16, 2017 @ 4:00 Location to be announced. The Board chose to keep the 3<sup>rd</sup> Monday of each Month and the time of 4:00 as our Regular Board Meeting.

**Phone numbers for these Board Members are in your copy of our Membership List.**

<b>Steve Boeckman</b>	<b>2032 Elm Circle</b>	<b>effective 1-1-2017</b>
<b>Kent Freise</b>	<b>1911 Elm Circle</b>	<b>effective 1-1-2017</b>
<b>Larry Hanson</b>	<b>1902 Elm Circle</b>	
<b>Kay Jennings</b>	<b>1925 Elm Circle</b>	
<b>Dave Lynch</b>	<b>2020 Elm Circle</b>	
<b>Property Manager</b>	<b>Phone number</b>	<b>633-7151</b>

Respectfully submitted  
Kay Jennings