

**MINUTES OF DECEMBER 15, 2015 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 and Farris.

Absent: PM Mark Gisch. (He later came at 7:20pm)

There were 22 Homeowners in attendance.

Secretary Jennings appointed two people to count and record the Election Ballots; they were Connie Hufty from Elm Circle and Charlene Olson from the Maple Circle. They were then excused from the audience and proceeded to open, count and record the Ballots.

**Minutes:**

November 10, 2015 Minutes were tabled until our next regular Board Meeting to be held on January 18, 2016.

**Treasurer's Report:**

Treasurer Larry Hanson passed out the latest Financial Report dated November 30, 2015. He explained the Checking account balance and our Capital Reserve balance and how we, as an Association, were going to end the year in the black. He then asked if there were any questions from the homeowners. He thought the reports showed what homeowners might be interested in.... Last year's Budget, the new 2016 Budget, and the expenses for the month ending November 30<sup>th</sup>. There were a few questions about the budget line items, which were answered to the satisfaction of the homeowners. The homeowners had a few tree/maintenance questions about replacing any more trees and, were we done with the tree cutting? But, until our PM Mark Gisch gets here they will have to be tabled. Motion was made by Farris and Seconded by Jennings to approve the November Financial Reports as presented. All Ayes. Motion Carried.

*Financial Reports now become part of the minutes.*

**Ground/Maintenance Report:**

PM Mark Gisch arrived around 7:20 pm.

- He explained that we were basically done with the tree cutting because of the Emerald Ash Borer infestation. We took down 53 Ash Trees and we have 41 left to go. It may be a few years, because the remaining 41 don't show any signs of disease as yet. If said trees do show signs, and they become a hazard, they will come down. He did re-state that we, as an Association, were not replacing a tree for a tree. He did mention that because of the early snow, there were a few homeowners that didn't get their replacement trees. That will be done in the spring. Board Member Farris and Mark will do a walk about in the spring to assess any damage or issues and concerns.
- He also addressed the trimming of the shrubs. One homeowner would like to have this done; the shrubs at her address are looking terrible. Again, that will have to wait until spring. Mark will take a look at it though.

## **Ground/Maintenance Report:**

- He informed us that we have a Mole problem. He is looking for ways to eliminate the little critter, but will not use traps or poison because of the insurance liability.
- Also reported that the Concrete projects were done, and since our cement was in good shape, he could not anticipate much expense for Concrete repairs in 2016
- He addresses the problem we had with Soffit Vents. When our lawn care people were here doing the Gutter Cleaning and the Leaf Clean up, they took a powerful leaf blower and blew out everyone's soffit vents including garages. This will enable the house to breath. In the past, we had a few stains on the ceilings, due to condensation; with the clean Soffit vents we should not have that problem in the future. This cleaning is something the Association will schedule to be done every 2 or 3 years. (\$1400.00 Est) No expense to the homeowners.
- PM Gisch said that Ultimate Lawn Care Services were doing an excellent job with our lawns; it is greatly improved over last year.
- Property Manager reminded everyone that our buildings are now 30 years old, and to expect some maintenance issues in the coming years, that will include the roof/siding. Our roofs were put on in 2005, and the siding was done in 2007-08.
- Someone mentioned whether we should have ridge vents, or the vents we presently have.
- Algae/mold has been noticed especially on the north side of the roofs and decks. It was discussed that we might be able to get 5 more years of life out of our shingles if this could be removed or treated. The average shingle life is 22 years.
- A few detached Garages were experiencing some water issues; they have been or will be repaired.
- A member of the audience wanted our Property Manager Mark Gisch to know that he had done a good job and it was appreciated. Congratulations. Everyone agreed.

## **Communication Committee:**

The Qtrly Newsletter will continue. This will be send via E-Mail. We seem to be attracting some wildlife in our Association. There have been reports of Coyotes and Foxes. Raccoons are always a problem.

## **New Business:**

A homeowner asked if our Annual Homeowners Meeting could be held on a Saturday or during the daylight hours. There were some that didn't like to drive in the dark. When the question was put to the homeowners that were present, they rejected that idea. The attendance at this years' Holiday Social was very low. It was suggested that maybe we could move the Holiday Social Event to September or October. More discussion later.

The **Election Results** were returned to the Board and the announcement was made that all three candidates that were running for re-election, were elected. They are Larry Hanson, Kay Jennings and David Lynch. President Lynch thanked the Ballot Counting Committee for a job well done. Their term will run until December 31<sup>st</sup>, 2018. *For information only: 31 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 7:50 pm. The next regular Board meeting will be held on January 18, 2016 @ 4:00 Location to be announced.

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

**Carol Cowling      2007 Maple Circle**  
**Bill Farris        1915 Elm Circle**  
**Larry Hanson     1902 Elm Circle**  
**Kay Jennings     1925 Elm Circle**  
**Dave Lynch       2020 Elm Circle**  
**Property Manager   Phone number   633-7151**

Respectfully submitted  
Kay Jennings