

MINUTES OF APRIL 13, 2015, BOARD MEETING

MEADOWPOINT TOWNHOUSE ASSOCIATION

Meeting was called to order at 4:00 pm at 2020 Elm Circle.

Present: President Lynch, Jennings, Cowling and Property Manager Gisch

Absent: Farris and Hanson

In the audience: John Kates

Minutes:

March 17, 2015 Minutes were presented for approval after being sent via E-Mail. With no corrections or additions, Motion by Lynch and Seconded by Cowling to accept as presented. All Ayes. Motion Carried.

Treasurer's Report:

March Financial Reports were reviewed, after being sent via E-Mail. Motion by Lynch and Seconded by Jennings to accept the March Financial Reports as presented. All Ayes. Motion Carried. It was noted, that one homeowner is behind on the Association Dues. No action taken
(Financial Reports now become part of the Minutes)

Communication Committee:

Our By-Laws have been filed with the Polk Counter Recorder and as soon as we get a filed stamped copy, President Lynch is going to formulate and send out, a Newsletter to all Homeowners who have E-Mail address and inform them that we now have updated By-Laws, Covenants, Amendments to Declarations along with our Welcome Packet in PDF format. For the few who do not have E-Mail addresses they will be notified by mail. They will then be asked to make an appointment to pick up these updated documents at 2020 Elm Circle. Any Homeowner who have outdated documents, are asked to destroy them. They are not in effect.

Ground/Maintenance Report:

Property Manager Gisch reported:

- There are several, but not many, concrete issues of replacing and/or patching
- No grasses around our Utility Boxes, as they need to be kept clear for maintenance of said Utility
- Homeowners @ 1910 Elm and 1913 Elm have water stains on their ceilings due to condensation, a contractor will be called to repair these stains
- Homeowner @ 2026 Maple reported that their garage side door was sagging. As per our Covenants, this is a Homeowners responsibility and not that of the Association.
- Gutters needs to be re-hung at 1924 Maple, as it is pitched the wrong way. The Contractor will be notified and will correct this issue. Cost is estimated at \$150.00

Ground/Maintenance Report Cont'd

- A question arose about a tree purchased by the Homeowner of 2012 Elm, whether or not this tree was planted too close to the house. PM Gisch evaluated the tree and said; because of the kind of tree, the shape and the size it is OK where it stands
- Hedge Row has been cleaned
- Signed a contract with Ultimate Lawn Service LLC
- The Board asked our PM about edging. He told the Board that because of the salt kill over the winter, the edging would be discussed next year.
- Seeding: Our Association grounds needs a lot of seeding this year. The newly seeded areas will be roped off, and Mark Gisch will take care of the mowing of these areas, until they are established enough for Ultimate Lawn Care to resume the mowing.
- **Tree Project:** Have taken out several dead trees, some of them posed a hazard for vehicles if parked under them. There still are many diseased Ash trees that need to be removed, our PM has a plan to replace the Ash trees with a variety of different shapes and sizes.
- Two Trees at 1920 Elm circle will be taken down. The adjoining neighbor is in agreement with the removal of these two trees. We don't want to completely change the appearance of our Association's visual picture, but need to be conscience of our tree removal and replacements. Several varieties were mention as replacement. Once again, not every tree removed will be replaced with a new one.
- PM Gisch also noted, that the city has marked for removal two Ash trees at the end of our Blvd
- Our entrance planter will be planted with annuals, Cost estimated at \$200.00
- Homeowner at 2027 Maple want to landscape his courtyard, plans must be reviewed by the Board before work can begin.

New Business:

It is reported that 2013 Elm has been sold. *(that was one of our rental units)*
 1907 Elm Circle is still for sale.

There being no further business, our next Board Meeting will be May 12th, 2015 at 2020 Elm Circle @ 4:00. Motion to Adjourn by Cowling Seconded by Jennings.
 Adjourned at 5:20 pm. All Ayes. Motion carried.

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