

MINUTES OF APRIL 17, 2017, BOARD MEETING

MEADOWPOINT TOWNHOUSE ASSOCIATION

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

Present: Lynch, Hanson, Freise and Boeckman

Absent: Jennings (*Minute notes were taken by S. Boeckman*)

In the audience: Carol Cowling, John Kates and PM Gisch

Minutes:

March 20, 2017 Minutes were presented for approval, after being sent via E-Mail. Motion by Lynch and Seconded by Hanson to approve. All Ayes. Motion Carried.

Treasurer's Report:

March 2017 Financial Reports having been sent via E-Mail were presented for approval by K. Freise. No delinquencies on dues, and expenses to date are below the 25% budgeted, and income is above the 25% budgeted amount. Motion by Freise and Seconded by Hanson to approved the March Financial Reports as presented.

PM Gisch suggested that the Board move some money from checking to a new money market account with West Bank; because of our Bond Coverage of staying at or below \$50,000 balance. No action taken.

Financial Reports now become part of the Minutes.

President Lynch reported that the privacy fence has been installed, and that the balance is due. PM Gisch will advise the homeowner of his portion of the balance due before they charge interest.

Newsletter:

President Lynch sent out a short newsletter the end of March. He indicated that another newsletter will go out once we have more information on tree removal and plantings.

Grounds/Maintenance Report:

- Sewer back; PM will have the homeowner call Smith's Sewer Service about sending a camera through the line. Smith's recommended that first they do a cleanout, the cost of using the camera is \$350/per hour. If this clean out doesn't fix the problem, then use the camera.
- Repairs needed: retaining wall needs to come down , the river rock needs to be removed, and the courtyard needs work to restore the grass. Board member Hanson suggested a letter be sent detailing the homeowner's responsibilities and the association's responsibilities. The crew that works for PM Gisch will do the work.
- Few areas for leaf clean up needed
- Grass seeding where needed. Some from lawn disease, some where the stumps were removed and drain tile buried.

Grounds/Maintenance Report Cont'd:

- Concrete repair will begin shortly PM Gisch will get quotes and report back to the Board.
- Gutters will be repaired where pulling away from fascia
- Walk around to review for evidence of squirrel damage, especially around chimneys
- A quote of \$2,500 to remove the junk shrubs and replace with 14 new dogwoods along the bike path. Motion by Freise to approve and Seconded by Lynch.
All Ayes. Motion carried,
- **Phase II** will be to remove junk shrubs and re-plant with new ones on the north edge of property.
- Volunteer trees growing up in the hedgerow stretching along the bike path on the south portion of the property will be cut out and hauled away.

Audit Report:

Carol Cowling reported that the audit (included in the Minute book) was the cleanest, the shortest and the best audit the association has ever had. Thanks in part to the efficiency of our Association's Bookkeeper/Treasurer.

New Business:

President Lynch asked about the whereabouts of the Certificate of Homeowners Association which has to be filed every two (2) years with the Secretary of State's office. PM Gisch reported that he is the agent of record and had filled out the required form in February.

There being no further business, our next Board Meeting will be May 15, 2017 at 4:00 @ 2020 Elm Circle. Motion to adjourn by Lynch and Seconded by Freise. All Ayes. Motion approved.

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

Steve Boeckman	2032 Elm Circle	
Kent Freise	1911 Elm Circle	
Larry Hanson	1902 Elm Circle	
Kay Jennings	1925 Elm Circle	
Dave Lynch	2020 Elm Circle	
	Property Manager	Phone Number 633-7151

**Notes of April Board meeting taken by S. Boeckman, transcribed by K. Jennings*
Respectfully submitted

Kay Jennings