

MINUTES OF AUGUST 11, 2015, BOARD MEETING

MEADOWPOINT TOWNHOUSE ASSOCIATION

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

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

Absent: Cowling and Hanson

In the audience: John Kates

Minutes:

July 14, 2015 Minutes were presented for approval having been sent via E-Mail.

With no corrections or additions, motion was made by Farris and Seconded by Lynch to approve the Minutes. All Ayes. Motion Carried.

Treasurer's Report:

July Financial Reports having been sent via E-Mail were presented for approval. There was discussion about a few line items that were over budget. But, the EOY balances were satisfactory. Motion by Jennings and Seconded by Farris to accept the July Financial Reports. All Ayes. Motion carried.

(Financial Reports now become part of the Minutes)

Communication Committee:

Newsletter will be sent out with some general information about some of our rules and regulations. There will also be a comment about our tree projects and where it goes from here. Future plans on our Ash Trees will be to wait, and at the appropriate time remove any hazardous or dying tree.

Ground/Maintenance Report:

- ✓ Soffit Vents came up as a topic of conversation. The Property Manager is going to survey the Associations' vents, and determine if/when they should be replaced. These vents are for air circulation. More information/Cost at the next meeting.
- ✓ A few more ceiling stains came to our attention. It will be determined if this is an Association responsibility or the homeowners depending on where the leak has originated from.
- ✓ Have sodded several areas in our Association. All look good. The homeowners were advised that they would have to water the sod to get it established.
- ✓ Working on Guttering and downspouts. Have re-adjusted angles on new guttering and replaced downspouts that have been damaged or in bad repair. This should solve some of our water problems.
- ✓ Property at 2018 Maple has a problem with wet ground coming off the deck into the back yard. PM is going to suggest some options and correct the problem.
- ✓ Property at 2007 Maple Circle. The tree in question will be taken care via the homeowner. They have accepted the responsibility of maintenance of said tree
- ✓ Trim paint problem at 1940 Maple. Will repair and re-paint problem area.

Ground/Maintenance Report Cont'd:

- ✓ Radon pipes on a few homes in our Association have not been painted yet. PM is checking to see that IF they are painted, will that null and void any guarantees' from company.
- ✓ Few garage foundation problems have surfaced. PM is going to check and see what it will take to repair them.
- ✓ Garage Foundation at 1920 Elm Circle will be scheduled for repair in September/October. Homeowner is fine with the time schedule.

Old Business:

Nuisance property at 1941 Maple Circle is in progress. Great strides have been made, but there is more to do. Homeowner has been advised that this must be cleaned up. PM and crew are working with homeowner to remove as much as possible. The problem with the old non-running car in the drive way has been addressed. The Board was asked if this were a Fire Hazard.

New Business:

Had a request submitted to the Board for a communal dish TV, after some discussion, it was decided that there would be NO communal satellite TV dish. No Motion made.

PM is going to work on our Budget and present some findings at the next meeting. The Board appointed itself as a Nominating Committee. Nominee is Kay Jennings, Larry Hanson and Dave Lynch. Nominating Committee will ask about and see if any other homeowners would like to be on the Board. There are 3 openings. President Lynch is going to check available dates for our Annual Homeowners Association Meeting in December. To be held at the West Des Moines Public Library.

There being no further business, our next Board Meeting will be September 8th, 2015 at 2020 Elm Circle @ 4:00.

Motion by Jennings and Seconded by Lynch to adjourned. All Ayes. Motion Carried.
Adjourned @ 5:15pm.

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