

## MINUTES OF AUGUST 12, 2014, BOARD MEETING MEADOWPOINT TOWNHOUSE ASSOCIATION

Meeting called to order at 4:00pm, at 1902 Elm Circle.

Present were: Lynch, Farris, Palmer, Jennings, Hanson, and PM Mark Gisch

Absent: C. Cowling

\*\* C. Wright passed away\*\*

In the audience: John Kates.

### **Minutes:**

July Minutes were presented for approval, after being sent via E-Mail. Motion by Lynch and Seconded by Farris to approve July Minutes as presented. All Ayes. Motion Carried.

### **Treasurer Report:**

Having been sent the July Financial Reports via E-Mail and with no discussion Motion by Jennings and Seconded by Farris to accept. All Ayes. Motion Carried. Board Member Hanson reported that one more homeowner has opted for the ACH payment of monthly dues. He also wanted to draw the Board's attention that the Grounds/Maintenance budget line was at 99%. This will be something to watch.

*(The Financial Reports now become part of the Minutes)*

### **Communication Committee:**

President Lynch reported that apparently no homeowner was having any problems with leaks in the detached garages. There was a notice in our Newsletter to respond if any were having this problem. He received no call. At the last Board meeting it was discussed that we needed to have an Architecture and Grounds Committee. On the Architecture Committee are Emerson, Palmer and Kates. On the Grounds Committee are Farris, Greenberg and Hoier. One of the Board Members will check with the last two names, and see if they are willing to serve on the Grounds Committee.

One problem arose for our newly elected Architecture Committee and that is the privacy fence between 1904 and 1908 Maple Circle is in disrepair. One property owner wants to share the cost and have it replaced. The disagreement is that the second property owner does not want this expense. (Estimated at \$2000.00). According to our Covenants/Declarations, the Board can approve this project, pay for the shared expense, then turn around and bill the homeowner. If the homeowner fails to pay, then the amount will be attached to the property when sold. However, someone will go discuss this problem with the homeowners and see if it can be resolved. PM Gisch will take a look at the fence and give us his recommendations.

### **Grounds/Maintenance Report:**

The extensive Maintenance Report now becomes part of the Minutes.

These are only the highlights.

- Several Concrete issues were completed (sidewalks and driveways)
- Our Phase I Aggressive Tree Program is complete.
- Phase II will begin shortly, with trimming and removal, if needed.

### **Grounds/Maintenance Report Cont'd**

- Property Manager will select some different variety of trees and plant them in some of the areas where the Ash Trees were removed. Again, not every tree that was taken out will be replaced with a tree.
- Retaining wall looks good, and the homeowners are pleased between 1908 and 1904 Maple.
- Some gutter and downspout work will begin to correct overflow problems and ponding.
- There are some areas that need a little more dirt work done
- One area where the 3 large Spruce trees were removed, will be sodded at the top of the hill, and seeded further down. Motion by Lynch and Seconded by Hanson to purchase sod. Sod will be laid in some other smaller areas in our complex where needed.
- Some ponding problems are due to poor drainage. This will be worked on and corrected.
- At 1931 Elm there is an inaccessible Ash Tree that needs to be removed. The homeowner is aware of the situation. Motion by Farris and Seconded by Palmer to have the tree removed. Estimated cost is \$1200.00. All Ayes. Motion Carried.
- There is a sewer problem, according to the homeowner who hired Roto-Rooter to help fix the problem, they reported a blockage in the line. PM Mark Gisch will contact Smith Sewer Services and have them use a camera to locate the problem. It will need to be determined where the blockage is, and who is responsible for expense. Motion by Palmer and Seconded by Farris to proceed with this work and report back. All Ayes. Motion Carried.
- Brought to the Board attention was a request to extend a homeowners deck @ 1903 Elm Circle. There is a sun room and she would like the deck extended east toward 19<sup>th</sup> Street. According to the Declarations of MeadowPoint TownHome Association building on association property is forbidden in Section II, Article 4 of said document. The common area which is owned by you, me and all other homeowners, not by one individual homeowner. In the future on all other deck remodel/replacement the deck/sunroom has to be the same size as the original deck, in other words the square footage cannot exceed that of the initial deck. The homeowners will have to have the proper City Building Code permits in place before work can begin.

### **Old Business:**

Board members who are working on our Insurance Policy, trying to save the Association some money, are finishing up. They should be able to report back at the September Meeting. At the present we pay for our Insurance on a monthly basis, if we do change, we will terminate the old policy immediately and pick up the new one. We will not have to wait until an anniversary date.

**Don't forget about the Association Summer Picnic on August 27<sup>th</sup>, over on the Maple side.**

### **New Business:**

The 2013 Audit is completed and will be discussed at the September Meeting. The Homeowner @ 2022 Maple Circle would like to remove her grass, grind down the stump in the courtyard space and replace it with patio stones. It will be similar to other patio areas in our Association. PM Gisch will take a look at the project, and make sure that there is sufficient drainage so no water problem will occur later on.

### **Grounds/Maintenance Report:**

There being no further business, our next Board Meeting will be Sept 9th 12, 2014 at 4:00.  
@ 2020 Elm Circle. Motion by Hanson and Seconded by Jennings to Adjourn. All Ayes. Motion  
Carried. Adjourned at 5:55pm.

**Phone numbers for Board Members are in your Membership List:**

<b>Carol Cowling</b>	<b>2007 Maple Circle</b>
<b>Bill Farris</b>	<b>1915 Elm Circle</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>Ovie Palmer</b>	<b>1920 Elm Circle</b>
<b>Property Manager</b>	<b>633-7151</b>

Respectfully submitted  
Kay Jennings