

# MINUTES OF AUGUST 21, 2017, BOARD MEETING

## MEADOWPOINT TOWNHOUSE ASSOCIATION

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

Present: Lynch, Hanson, Boeckman, Freise, Jennings, and PM Gisch

In the audience: John Kates

### **Minutes:**

August 21, 2017 Minutes were presented for approval, after being send via E-Mail, Motion by Hanson to approve as presented and Seconded by Boeckman. All Ayes. Motion Carried.

### **Treasurer's Report:**

August 21, 2017 Financial Reports, having been sent via E-Mail, were presented for approval.

Treasurer Freise mentioned that we have spent 58.7% of our budget, for these past 7 months. At this point we are under budget.

Motion to accept the Financial Reports as presented by Jennings, Seconded by Lynch. All Ayes. Motion Carried

*Financial Reports now become part of the Minutes.*

### **Communication Committee:**

Newsletter will be going out about our lawn conditions. In this newsletter will be a reminder of some of our rules and regulations. MPTH homeowners seems to be straying away from our guidelines. All building projects, any landscaping, window replacement etc.. needs to come to our Architectural Committee then on to the Board for approval. As a reminder to homeowners that this is an association, and sometimes sacrifices may need to be made for the good of all the 73 residents, sacrifices that might not have occurred if the owners were living in a single-family home. Specifically, repairs may not be made in as timely a fashion as a single-family homeowner might make them, charcoal grills that are allowed in a single-family homes are not allowed here. There will be some information in this news letter about what you can do to prevent some sewer line back up in your basement. With the efficient flush toilets being manufactured now, they do not allow sufficient water down the sewer line. To prevent some problems in the future, it would help to flush twice or more often. This is especially true of a basement bathroom that doesn't get used very often. This is a homeowner's responsibility if there is a sewer line problem and the expense incurred. A reminder that if you walk your dog/cat to pick up after them.

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

- Lawn Fertilizing will not be done until October 1<sup>st</sup>. This will give our PM some time to work on our lawn and the seeded areas.
- Privacy fence between the commercial property (Strip Mall) and the MPTH property is on-going. PM Gisch and William Farris will go the WDM Zoning office and present the information we have about who owns the fence. Will get something in writing.

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

- Homeowner on Maple Circle wants a tree planted, where an Ash Tree was removed by the Strip Mall. She has offered to pay for the tree and the planting. PM Gisch will investigate the site. He noted that there are a lot of utility line and underground wires at that site.
- Bowling wall on Elm Circle is almost complete. PM Gisch will check with the contractor to make sure he knows how to properly install the Hardi-Plank. Will do the garage repair that was damaged in the past storm at the same time.
- Elm Circle has a side door on the garage that is not working properly. PM to check and see if repairs can be made
- Elm Circle has an outside stoop at the front door that will need to be painted with exterior cement paint. The concrete is pitted and flaking.
- Elm Circle a wooden deck was installed over river rock in the common area. The deck was placed over the original footprint as the river rock. Because of some extenuating circumstances, a safety issue as well as a medical one, the Board approved this construction. But, in the future, it will have to come before the Architectural Committee and then on to the Board for approval.
- Elm Circle, a privacy fence was taken down because it was in bad repair, however, when the new fence went up, it was not stained according to our color code. Board Member Hanson is going to visit with homeowner and correct the issue.
- Elm Circle a homeowner wanted to take a strip of grass along his drive way, fill it in with river rock, and put a large boulder at the end, with their address not it. Board rejected this proposal.
- Reminder that charcoal grills are not allowed on our property.
- Xtreme Tree will be called to trim 2 trees because of hanging limbs over the sun-porch and a chimney.

There being no further business, our next Board Meeting will be Sept 19, 2017, location to be determined. Motion to adjourn by Lynch and Seconded by Hanson. Adjourned at 5:40pm.

All Ayes. Motion approved.

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

<b>Steve Boeckman</b>	<b>2032 Elm Circle</b>	
<b>Kent Freise</b>	<b>1911 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>Property Manager</b>	<b>Phone Number 633-7151</b>

Respectfully submitted  
Kay Jennings