

MINUTES OF FEBRUARY 11, 2014, BOARD MEETING

MEADOWPOINT TOWNHOUSE ASSOCIATION

Meeting was called to order at 4:07 pm at 1907 Elm Circle.

Present: Lynch, Jennings, C. Cowling, Palmer, Wright, Hanson and Kurt Christensen. In the audience were Steve Grodahl-Treasurer and Attorney George Qualley.

Absent: Farris

Minutes:

January 14, 2014 Minutes were presented for approval. Carol Cowling had some discussion on the January Minutes, she will comment under the Old Business Section. No Motion at this time.

Treasurer's Report:

Financial Reports having been sent to each Board Member via E-Mail were presented for approval. Everyone seemed satisfied with the reports. Approved, but no motion made.

(Documents now become part of the minutes.)

It was brought to the attention of the Board, that we (Meadowpoint Townhome Association), needs to file an 1120H form with the IRS. After much discussion, it was decided that since we did not know if any form had been filed since 2008, we would begin filing with the 2013 year. Board Member Hanson said he would look into getting this form, and if it could be filed easily, he would see that it was done. He would check with our Treasurer Steve Grodahl to make sure we included all pertinent information.

Board Member Hanson reported back to the Board, that a Platinum Money Market Account has been established in the amount of \$110,414.87 dollars at the Page County State Bank of Clarinda. This is money came from CD's at First American Bank which had matured.

He said this account has no fees, and no penalty. We can put cash in and take cash out anytime it becomes necessary. After checking around, this bank was the one with the best interest rate.

Board Member Hanson assured the Board that this bank was fully protected financially. When the bank's portfolio increases so does our interest rate also that is true if it decreases.

George Qualley....

The matter of whether or not our two Rental Properties are getting a Rental Certificate (2 years) from the City and adhering to City Code. What would be the Boards course of action, if this is not done? President Lynch directed Attorney Qualley to word such a letter and have that sent to the appropriate Rental Properties.

According to our Attorney, mandating that all Homeowners use the ACH form of payment for Association Monthly Dues is possible, and that it could be enforced. However, does the Board deem it necessary to mandate this request on the 12-14 present Homeowners who have chosen not to use the ACH Payments. But, going forward from this time, all new Property Owners will be urged to use our ACH Payment form.

The Board is going to be Pro-Active on any past due monies due to the Association. To protect our Association interests, we will go ahead a file a lien if necessary.

There is no guarantee that the said delinquent problem will be resolved in our favor, but we will have legal claim to any monies resulting in sale or other form of monies.

We are working on getting two rather important issues resolved.

- Attorney Qualley will provide the verbiage for our Rental Issue in our Declaration. The second item, it charging a penalty fee and creating a time line for our Association Monthly Fees. Because the Rental Issue is in our Declaration, we will have a town meeting for the Membership to voice their approval or dis-approval. Then we will send out a Ballot for voting by the all Homeowners. This Declaration change would require a super majority.
- On the same Ballot the proposal for changing the Assessment clause, this must be changed in the Declaration first, which would require a super majority vote by the homeowners. If they approve the proposed change, then the By-Laws Assessment clause can be changed by a simple majority at one of our monthly meetings.

Board Member Wright volunteered to call the WDM Public Library for dates available for the town meeting. All Homeowners are encouraged to attend.

Motion by Lynch and Seconded by Hanson, to have our Attorney creates the document to change our Rental Clause.

There has been more discussion on our Check Signing Procedure (this is a by-laws change and not a Declaration change). There will be a notice of the vote and this will be posted prior to the monthly meeting. This will make people aware a vote and to attend the Board Meeting with their concerns. This again will require only a simple majority.

Property Manager Report:

A work schedule was handed out by our Property Manager. He commented that some of the concerns listed would have to wait until we had warmer weather. There have been the usual repairs, gutters, downspouts, snow removal and one water problem caused by the cold weather. The Board addressed what they considered a safety issue with our Property Manager. This issue seemed to have fallen through the cracks, and was not addressed in a timely manner. The Property Manager acknowledges that it was missed, and he is concerned, just as the Board is on the safety issue. As soon as the weather is warmer, he will correct the problem at 1927 Elm Circle.

On the PM's agenda is re-planting the Blvd, getting the prairie grasses planted around our Utility Boxes along 19th street and doing our Tree Inventory. At the Web Site [Google Earth](#), Kurt pointed out how we could have an aerial view of our complex and be able to identify all our trees. With this information in hand, he would be able to confirm what kind of trees would be needed for replacement if the Emerald Ash Borer affects our area. With the current Lawn Care/Snow Removal Company, we now contract with, it was noted that there is an Arborist on staff to help with the problems caused by the Emerald Ash Borer. We need to keep in mind that our complex will need to have a variety of species and not all of one kind. *(Work schedule now becomes part of the minutes)*

Communication Committee Report.

It was reported that new information is being added to the Web Site. There is a problem at the present time on our Password for viewing our Financial Reports.

It is Password Protected, because only the Homeowners need to know our Financial Situation. When the problem has been corrected, we will advise. In the meantime, please feel free to peruse the web site, and don't forget to check our Bulletin Board of any updated information

Old Business:

From our January 14, 2014 meeting, there was a discrepancy between what was paid, and what was invoiced to our Association. Carol Cowling explained: Our Holiday Social Party was a RSVP only. At the last minute, 2 members were not able to attend. That money was refunded, but the caterer had already purchased the food using our list of attendee's. He billed accordingly. The gratuity was already included in the original invoice, but upon payment, an additional amount was added, because of the expert service and excellence of the meal. Between these two incidents, the difference was explained. It will be noted for our Audit Committee, what the differences were, and how they were corrected.

The motion to approve the January Minutes as presented with the explanation, by Lynch and Seconded by Palmer to approve January Minutes. All Ayes. Motion Carried.

New Business:

It was called to our attention that our new insurance rate increase was not allowed for in our 2014 Budget, nor was the raise given to our Property Manager. The Board will have to be conscience of this overage as we follow the Budget Expenses throughout the year.

Because Preventative Maintenance, is sometimes less expensive, some of the Board Members will do a walk-about of our property to see if there are any exterior problems, and have them taken care of before they become a major issue. The Exterior is the responsibility of the Association. Homeowners will be notified of any repairs needed, and when the work might be scheduled.

Our Next Board Meeting March 11, 2014 4:00 @ 1907 Elm Circle.

Motion by Lynch and Seconded by Hanson to adjourn. Adjourned at 5:55pm. 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
Ovie Palmer	1920 Elm Circle
Celia Wright	1907 Elm Circle
	Property Manager

Phone Number 202-7453

Respectfully submitted
Kay Jennings