

MINUTES OF JANUARY 13, 2015, BOARD MEETING

MEADOWPOINT TOWNHOUSE ASSOCIATION

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

Present: President Lynch, Jennings, Gisch and Cowling

Absent: Farris and Hanson

In the audience was John Kates

Election of Officers: C.Cowling made a motion to retain our Board Officers in their respective positions for the 2015 year. Seconded by Jennings. All Ayes. Motion carried.

Minutes:

November Minutes and the December 16, 2014 Annual Townhome Meeting Minutes was presented for approval after being sent via E-Mail. Motion by Lynch and Seconded by Cowling to accept as presented. All Ayes. Motion carried.

Treasurer's Report:

December Financial Reports having been sent via E-Mail were presented for approval. Motion by Lynch and Seconded by Jennings to approve. All Ayes. Motion carried.

Communication Committee: President Lynch reported that he would again send out a Newsletter to the homeowners of MeadowPoint. He is going to stress the fact, that homeowners need to check with their own agent on personal coverage of their property, not covered by our Insurance Company American Family. He wants all homeowners to be adequately covered in case of loss or damage of personal property. Still having problems getting in touch with our Association Attorney G. Qualley. President Lynch has tried several times with no success. Our Bi-Annual Report is due by March 31, 2015.

Ground/Maintenance Report:

- PM reported that he had a call from a homeowner (1905 Elm Circle) who had flood damage, due to mal-function of a dishwasher. The homeowner was under the impression that the Association would cover his losses. As stated in our Covenants/Declarations, this must fall under the homeowner's personal insurance policy. After some discussion with the Board President, our property manager will visit with the homeowner and determine what is to be done.
- Dorothy Hill is still expecting a check from the Insurance Company. There is no question or concern that she is entitled to this money, but with the Board Treasurer being gone, and no way for our Bookkeeper/Treasurer to get the check, and then write one to Dorothy Hill, Mark was wondering if there was a better way to making payment.

Ground/Maintenance Report:

- Had lots of snow complains after our last snow storm. Mark has talked with Ultimate Lawn/Snow Care Company, and found out that they are falling behind. PM recommended that we change Snow Removal Company.
- PM suggested Xtreme Tree Service and Property Care Services. They both were confident that they could come remove our snow and do a better job; and in a timely manner. The rates would remain the same for plowing the snow, but the hand shoveling would be reduced by \$10.00 per hour. Motion by Lynch and Seconded by Cowling to make the change. All Ayes. Motion carried. Ultimate will be notified that they are no longer having our Snow Removable contract.
- Our PM wants to take bid for the Lawn Care contract. He will take care of the bid sheet.
- The property manager, being aware of the difficulties the Board has had getting in touch with our attorney, suggested we use the attorney he uses for his other management properties. His name is Robert Gainer, with Cutler Law Firm. PM will call for an appointment and two Board member Lynch and Cowling with visit with the new attorney about the Association needs and possible future needs. One item we want done ASAP is filing our By-Laws with the Polk County Recorder. Motion by Lynch and Seconded by Cowling to retain above mentioned attorney pending approval at the scheduled meeting. All Ayes. Motion carried.
- There is a concern that we have Renters at 2031 Maple Circle. This will be looked into, and information communicated back to the Board. The Association will need a Rental Contract and City Inspection Certificate.
- Property at 1907 Elm Circle is slated for a spring sale.
- Will have more Tree expense in the up-coming year. 2015 Budget reflected that expense.

Old Business:

Will check with PCSB to ascertain whether our Capital Reserve; which is on deposit at their establishment. is FDIC insured.

Received in the mail, (12-20-14) was a homeowners Ballot and a letter of complaint. (1912 Maple Circle). The issue they were concerned with was the removal of the privacy bushes. PM said, when he spoke with the couple last fall, they were fine with the removal of the bushes, and requested that they not be replaced. Seems now, according to the letter sent to the Board, they are expecting something to be planted back in that area. It seems to be a privacy issue. PM will talk with them, when available, and report back to the Board.

There being no further business, our next Board Meeting will be Feb 10, 2015 at 2020 Elm Circle. Motion to Adjourn by Cowling Seconded by Jennings. 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

Property Manager

Phone Number 633-7151

Respectfully submitted

Kay Jennings