

MINUTES OF JANUARY 18, 2016, BOARD MEETING

MEADOWPOINT TOWNHOUSE ASSOCIATION

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

Present: President Lynch, Jennings, Hanson, Gisch and Cowling

Absent: Farris

In the audience: John Kates

Election of Officers: C.Cowling made a motion to retain our Board Officers in their respective positions for the 2016 year. Seconded by Jennings. All Ayes. Motion carried.

Minutes:

November 9, 2015 Regular Board Minutes and the December 15, 2015 Annual Townhome Meeting Minutes was presented for approval, after being sent via E-Mail. With no corrections or additions, Motion to accept the November 9, 2015 Minutes as presented by Cowling, and Seconded by Hanson. All Ayes, Motion Carried.

Motion to accept the December 15, 2015 Annual Townhome Meeting Minutes by Cowling, and Seconded by Lynch. All Ayes, Motion Carried.

Treasurer's Report:

December 2015 Financial Reports having been sent via E-Mail were presented for approval. Motion by Jennings and Seconded by Lynch to approve Financial Reports. All Ayes, Motion Carried. Board Treasurer Hanson reported that the new Homeowners were signed up for ACH Payments and there were no delinquent homeowners at this time. Also, presented was the end of the year Budget Sheet. This Budget Spreadsheet shows all twelve months. After all expenses, our Association ended the 2015 year in the black. That being the case, \$5400.00 will be transferred over to our Capital Reserve Account. *Financial Reports now become part of the Minutes.*

Communication Committee:

Newsletter will continue to go out to homeowners who have E-mail addresses. President Lynch is going to include, in our Newsletter, helpful hints on maintenance/equipment/appliances, safety issues, the latest snow removal rules and regulations, or changes that may affect the homeowners. All homeowners may already know these things, but reminders every now and then wouldn't hurt.

Ground/Maintenance Report:

- 1904 Elm Circle reported a seeping stream running down his siding. PM Gisch checked the leak and determined that the fiberboard behind the siding is collecting moisture, then when the weather turns slightly warmer it melts causing a rusty looking stream to pour down the siding. He is confident, that during warmer weather this will not be happening.
- Snow Removal on this past snowstorm was not the best. The freezing rain, then snow, and more freezing rain caused the driveways and sidewalk to become slick, which meant that the snowplow effort got the snow off, but did not do much for the accumulation of ice

Ground/Maintenance Report Cont'd

already formed on the driveways. Removal was compounded with the fact, that it was also Garbage Pick Up day and the cans were in the way of the snow removal personnel. In the future, IF we have a snowstorm on Garbage Day (Monday), PM Gish and the Snow Removal people will work on a different arrangement. It may require that salt trucks be brought in, to broadcast salt on the driveways after plowing. Cost estimates would run into the low thousands.

- Gutter's leaking there seems to be several corner gutter leaks. Even though we have a seamless gutter system, where there are joints and overlapping; the caulking is failing, and that area will have to be re-caulked. Will have to wait for warmer weather.
- Board gave permission for PM Gisch, to keep the same Lawn Care Company, providing that the new rate increase, if any, are not outrageous. They are familiar with the landscape, and have done a good job for us in the past. No bids for lawn mowing will be taken.
- 1924 Maple Circle, after Board discussion, will have one section of sidewalk taken out and replaced; it is by the front door. PM agrees it is in bad shape and needs to be replaced. He will also advise the homeowner of this plan.
- This same homeowner has an icing problem. It will be recommended to said homeowner to purchase and have installed some heat tape above the front door and over in the valley where the ice seems to be a problem. This will be at the homeowner's expense.
- PM Gisch, asked the Board if they were interested in having the Algae/Mold removed from our shingles, especially on the North and Northeast roof lines. By having this Algae/Mold professionally removed, we could add maybe 5 years to the life of our shingles. Mark will contact the proper persons, and have them come to our Board Meeting in March with information and costs for said project.
- Come spring, the Architectural Committee along with PM Gisch, and any Board Member who want to come along, will walk around our property and inspect the condition of all privacy fences. Recommendations will be brought back to the Board. A reminder that the privacy fence is the homeowner's responsibility and expense.
- Moles, we are still having a problem with moles, PM Gisch will check with the West Des Moines Critter Control people to see if there is a solution. Meanwhile, Board Member Hanson is going to see if he can trap them.

Old Business:

None

New Business:

Carol Cowling, told the Board, that a new person needed to be found for the Audit Committee. Carrol Wittier is no longer on this Committee, and she would like to ask Tom Olson if he would be interested in serving on the Audit Committee. She will report back at the next regular Board Meeting. Also under new business, the Board will now be holding the Regular Board Meeting on the 3rd Monday of month. This is a change from last year.

There being no further business, our next Board Meeting will be Feb 15, 2016 at 2020 Elm Circle. Motion to Adjourn by Jennings Seconded by Lynch All Ayes. Motion carried.
Adjourned at 4:45p.m.

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