

MINUTES OF JUNE 16, 2015, BOARD MEETING

MEADOWPOINT TOWNHOUSE ASSOCIATION

Meeting was called to order at 4:00 pm at 2007 Maple Circle.

Present: President Lynch, Jennings, Cowling, Farris and Property Manager Gisch

Absent: Hanson

In the audience: John Kates, Marion Cowling and Carroll Wittier

Minutes:

May 12, 2015 Minutes were presented for approval having been sent via E-Mail.

With no corrections or additions, motion was made by Farris and Seconded by Lynch to approve the Minutes.

Treasurer's Report:

Property Manager Gisch had some comments before making a motion to approve the Financial Reports. He informed the Board that we have spent \$36,000 on our Ash Tree problems. The removal of our Ash Trees is 99% done, unless there comes a situation that poses a hazard to the homeowner and/or the Association property. He feels that we should be done with the removal of Ash Trees for about 3 years. Even though this is a large amount our 2015 Budget allowed extra monies in various other categories to help cover some of this expense. He noted that the concrete work was done, and with a mild winter we should be OK come December 31st.

PM also commented that the Cable Service Rate went up 6%, our 2015 Budget allowed a 5% increase, we are OK on that line item budget.

Among the June Financial Reports it was noted that one homeowner is now delinquent.

President Lynch will address this issue.

After all these comments and/or corrections Motion by Jennings and Seconded by Farris to approve the June Financial Reports as presented. All Ayes. Motion Carried

(Financial Reports now become part of the Minutes)

Communication Committee:

Newsletter will be sent out this month, with some general information about some of our rules and regulations and how to follow them. E.g.: open garage doors, pets on leashes..etc.....

Included will be some updates on our Ash Tree problem submitted by our Property Manager Gisch.

Ground/Maintenance Report:

Property Manager Gisch reported:

- ✓ Besides what was stated above in the Treasurer's Report, Mark reported that the city has removed two Ash Trees from our Blvd. They are supposed to come back and grind the stump out and level it with dirt and grass seed. PM will check and make sure this is done. The City also advised us, that they plan to inject the other two Ash Trees in the Blvd, trying to save them.

Ground/Maintenance Report cont'd:

- ✓ The Satellite dish which is attached to the roof of 2004 Elm Circle, will be removed, the holes and other damage will be repaired
- ✓ From a previous landscape project at 2001 Elm Circle, the landscaped area was edged and filled with river rock, because of it being a shaded area. Now, that two of the Ash Trees have been removed, the area is now sunny. It has become overgrown with weeds and dis-repair. PM will have this area refurbished and make it eye appealing. The Association is responsible for the expense.
- ✓ Some ceiling leaks have been reported. PM Gisch investigated and found that some of the soffit vents are complete plugged. If this is the problem throughout the Association, that should and will be corrected as soon as time allows. If this is indeed the problem, the Association is responsible for the expense.
- ✓ A gas line was exposed, Mid-American has been contacted

Old/New Business:

The final version of our 2014 Audit was presented. The Audit Committee consisting of Carole Cowling, Carroll Wittier and John Kates commented that this was the most detailed and organized financial paperwork that they have had in a long time. They wanted to express thanks to Steve Grodahl in his fine job of handling our finances. Motion by Jennings and Seconded by Farris. All Ayes, Motion Carried. The Board wanted to thank the Audit Committee on a job well done!

Some discussion followed on what happen to the punch list that was made during the walk around, surveying the outside of the homeowner's residence. Some of the townhomes needed some repairs; maintenance and a general clean up. The list will be found and followed through on the items noted. We need to keep our Association in good repair. Some of the items on this punch list are the responsibility of the homeowner. The Board will decide which items is homeowner's responsibility and which are for the Association.

There being no further business, our next Board Meeting will be July 14th, 2015 at 2020 Elm Circle @ 4:00.

Motion by Farris and Seconded by Cowling to adjourned. All Ayes. Motion Carried.
Adjourned @ 5:25pm.

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