

MINUTES OF JUNE 10, 2014, BOARD MEETING MEADOWPOINT TOWNHOUSE ASSOCIATION

Meeting called to order at 4:00pm, at 1907 Elm Circle.

Present were: Lynch, Property Manager Gisch, Jennings, Wright, Hanson, C. Cowling and Farris

Absent: Palmer

In the audience was John Kates.

Motion to approve Agenda by Lynch, Seconded by Hanson. Ayes Lynch, Hanson, Wright, Cowling and Farris. Nays: Jennings. Motion carried.

Minutes:

May Minutes were presented for approval after being sent via E-Mail. C. Cowling had pointed out that the Board's action last month to change from two signatures on a check to only one signature on a check, was in violation of our By-Laws. According to our By-Laws we need to have 10% in favor which is a minimum of 8 votes for this change to be effective. President Lynch is going to take necessary steps to comply with this, getting the needed votes to make this change in accordance with our By-Laws. Motion to Approve by Lynch Seconded by Hanson. All Aye. Motion carried.

Treasurer Report:

Having been sent the May Financial Reports via E-Mail. Motion by Hanson and Seconded by Farris to approve the Treasurers Report. All Ayes, Motion carried.

There was a request from our Property Manager, and that he would like to see a few lines item description listed on our Monthly Expense Sheet. These titles would not change the amount of money in that category, but would instead, show more detail as to where the money was being spent. Board Member Hanson was going to take care of three issues which arose during our discussion.

- He would visit with Steve Grodahl about making the addition of line items, as per a request from our Property Manager. One line item that is needed is Tree Replacement/Removal which would be under the Ground/Bldg. Maintenance line.
- He would talk to the 2 Homeowners who seem to be delinquent on their Association Dues.
- He was going to find out what exactly is being paid from our Category of Management Expense.

President Lynch reported that we seem to be getting closer to re-cooping our Association Dues from a foreclosure property (2031 Maple Circle) of MeadowPoint, because of the Lien we filed against the property.

(The Financial Reports now become part of the Minutes)

Ground/Maintenance Report:

Larry Hanson along with Bill Farris walked our property and identified all of our trees. We have 219 trees, 18 varieties represented. 94 are Ash Trees. The trees have been identified as per their condition, size, species, and diameter. According to the Tree Report, prepared by Bill Farris; 171 were in good condition, 32 in fair condition and 16 in poor condition. Of the Ash Trees 79, 11, and 4, respectively, fell into these three categories. The Board chooses to start a several-year plan of removing and replacing trees. It was decided to start **Phase I Aggressive Tree Program**.

The Board and our Property Manager agreed that we should start with the “poor” condition and “dangerous trees”, they would be selected, marked and taken out. At this time, there seems to be 13-15 trees that need immediate attention. Mark, Larry and Bill looked at the trees in the NW corner of the property along with two others to see which trees should be removed. They will be marked with an “X” so Xtreme Tree, Inc. and any Homeowner will be able to see which trees are going to be removed. It was noted that when a tree is taken out, that it would not automatically qualify for a new replacement tree. We need to thin our canopy and we need to have a mixed assortment of species. When and/or if the Ash Emerald Borer effect’s our area, we need to have a plan in place, so we will always have mature trees to keep up the appearance. Estimated cost for **Phase I Tree Program** is around \$10,000. Every effort will be made to notify the Homeowners of our **Phase I Tree Program**. We will notify, especially the Homeowner whose property will have a tree removed, of the time and date. The stump will be ground down, filled in and seeded. Xtreme Tree Inc., whose arborist owner, Stu Allen, has walked around the property and given us an estimate for this work. John Kates mentioned to the Board and our new Property Manager, that we had a intricate Drainage Tile System, he knew where the lines were, and perhaps, he could be around when the trees are being marked and removed, to point out the location of tile lines so as not to damage this Drainage System, and create more expense. Everyone agreed that would be most helpful. **Phase II Tree Program** will begin in late summer; some remaining trees will be trimmed, as a few branches are currently touching roofs or have broken branches. **Phase III** will begin in 2015 with more Ash Trees removed, and replacement trees planted. Motion by Lynch and Seconded by Hanson to start on **Phase I Tree Program**. All Ayes, Motion carried.

(Tree Report and Colored Aerial view of Property now becomes part of the Minutes)

Property Manager Gisch asked the Board for approval to install a thin membrane under the floor of the upper deck, to keep the rain etc...from falling on the cement patio directly below upper deck @ 2032 Elm Circle. He reported that it would not change the appearance of the deck, and no one would notice the addition of this membrane. Please note, this is the expense of the Homeowners not the Association. Board Approved. Our Property Manager commented on our Lawns, and will try to speak with Ultimate Lawn Care Services, to see if we could get a better mowing/weeding job done.

(no work schedule to attach)

Communication Committee:

President Lynch is going to alert the Homeowners via the Newsletter and post notices on the Bulletin Board that the tree program is going to start. He was going to remind the homeowners that the trees are NOT their trees, but that of the Association. John Kates spoke from the audience and suggested that we start a 2-3 years Tree Trimming Schedule. It was done in the past, but lately has not been done. The Board agreed that come September we would review our Tree Program and go from there.

Property Manger reported that at 1912 Maple a number of dogwoods needed to be removed. Cost is approximately \$300.00. Because we didn’t have enough details, it was tabled until our next meeting. Property Manager is going to visit the property, evaluate and report back to the Board. C. Cowling brought up the Social Committee. In the past, there has been a line item budget for the Social Committee and sometimes not. It was suggested that we have a 4 member membership Social Committee, with 2 year terms. That way we would have experienced member along with new members. The Committee is responsible for our Holiday Party and our “Welcome Committee”. We need two volunteers for next year’s committee. All Agreed.

New Business:

It was discussed about forming an Architecture Committee: Our Declaration of Covenants, Articles XI and XIII, Section 3 require a committee to pass on alterations by owners to the outside of their building, courtyard, and deck or patio. The Board Members have done this themselves in recent years, but prefers that a committee of residents to do this. There are few, if any, written guidelines for passing judgment, so the first order of business will be to produce such guidelines and the Board will then vote them in as rules for homeowners. No action taken, but will discuss at the next meeting. We need to be more diligent about getting our Rules and Regulations to all new homeowners; this will help them and well as the Association keeping our Property up to code. John Kates asked the Board permission to install a Grab Bar near his front door @ 1929 Elm Circle. Approved.

Old Business:

The topic of our Insurance Policy surfaced. Board Member Hanson said that he had given Ovie Palmer the Insurance Policy, but did not know if there was any action taken. We hope to be able to save some money by changing or deleting items not needed in this policy. We might be able to save by raising our deductible; we need to explore other Insurance Companies who provide insurance for Townhomes Association to ascertain a better price if possible.

There being no further business, our next Board Meeting will be July 8, 2014 at 4:00.
@ 1907 Elm Circle.

Phone numbers for Board Members are in your 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	633-7151

Respectfully submitted

Kay Jennings