

MINUTES OF JUNE 13, 2016, BOARD MEETING

MEADOWPOINT TOWNHOUSE ASSOCIATION

Meeting was called to order at 4:30 pm at 2020 Elm Circle

Present: President Lynch, Jennings, Cowling, Farris, Hanson and PM Mark Gisch

Before getting down to our regular business meeting homeowners' Bob and Mary Brackett, 2011 Maple Circle wanted Board's approval for a courtyard landscaping plan. They would like to install pavers in their courtyard, and for a safety issue, install a wrought iron fence along the sidewalk, leaving a 3' opening for access to yard. But no gate, the Board would not approve a gate in the fence. They plan to leave dirt along the privacy fence for plantings. PM Gisch had no problem with the plan, suggesting they slope the landscaping area away from the garage. After some discussion and viewing the drawing, the Board accepted the proposed landscaping plans. Motion to accept plans by Farris and Seconded by Hanson, All Ayes, Motion carried.

After the motion, they mentioned putting in a Motion Light. That is acceptable, but will be at the homeowner's expense.

Minutes:

May 23rd, 2016 Regular Board Minutes were presented for approval, after being sent via E-Mail. With no corrections or additions, Motion by Lynch and Seconded by Cowling to accept the May 23rd, 2016 Minutes. All Ayes. Motion carried.

Treasurer's Report:

May 2016 Financial Reports having been sent via E-Mail were presented for approval. Board Member Hanson commented on the Budget and our spending so far. We have spent about 90% in our Tree Maintenance, but that should be about all for the year. Depending on the hot dry weather yet to come, we may need to remove a few more Ash Tree's. He reported on our Money Market/PCSB Bank account and stated that all Homeowners were current. Motion by Jennings to approve the May Financial Reports and Seconded by Farris. All Ayes. Motion carried.

Financial Reports now become part of the Minutes.

Communication Committee:

Nothing to report, except that our PM will have an article on the Emerald Ash Borer. President Lynch will add to the newsletter and it should go out around the later part of June. Board Member Cowling reported that a counter has been added to our Website, and we had 2500+ hits on said website. The Board felt that this was a good sign; realtors as well as homeowners were visiting the site.

Ground/Maintenance Report:

- PM reported that the Concrete projects were complete. While doing this project, it was discovered that a Curb Stop was malfunctioning, this has now been repaired. Cost around \$1500.00.

Ground/Maintenance Report Cont'd:

- Downspouts are done.
- Working on the problem of water in a detached garage. They dug down to expose the cinder block wall, put some rubber waterproof liner on the outside of the wall, and re-distributed the dirt, so it angled away from the side of the garage. Hopefully this will keep 95% of the water out of the garage.
- When it comes to Underground utilities for our homeowners, it is our understanding that the Association is responsible for these underground lines going from conjunction box to conjunction box. Ideally these lines should be put in conduit.
- PM Gisch addressed the Ash Borer Infestation. He is thinking that we might not have to remove any more Ash trees for about 4 years. He did caution, that with hot and dry weather, the trees' are stressed more and the Ash Borer damage shows up rather quickly. He will monitor. He made mention, that we are again, not replacing a tree for every one we take out. There will be a variety of shapes, sizes and species.
- Had to place some sod, and the location of the sod, is where a homeowner can water it until it is established.
- **(1)**Address the unsightly bushes we have scattered around the Association. After visiting with two homeowners on the Elm Circle side, it was decided with a little clean up and trimming, they could keep their "privacy" bushes. PM Gisch will bring in some mulch, and spread this around the base, which will in turn hold down the weeds. Once Dogwood is trimmed, they usually come back fuller. The bushes along 19th street, however, will have to come out. They are scraggy, weedy, and have various suckling trees growing up in the middle of the bushes. PM Gisch will arrange for them to be dug out. He will assess the area come fall, and see if any or what kind needs to be put back into that space.
- The sign to the entrance of our Association will be fixed or replaced. The north side light is not working.
- **(2)** The area on Elm Circle where the river rock is will have to be cleaned up and weed control put down. This is something the Association is responsible for and will probably cost around \$100-\$200 per year for maintenance to keep it looking nice.
- **(3)** There is a property on Maple Circle, which has become somewhat of an eye sore. There have been several attempts to clean up the place, and some progress has occurred, however, the deck and lattice work is in bad shape, and there are scrubby trees growing in and around the edge of the deck. It is un-sightly and the neighbors would like to see this all cleaned up. PM Gisch and one Board member will go over and look to see what can be done. He will make a punch list of needed repairs and or clean up. If, the Association has to hire someone to clean this up, the expense will be billed to the homeowner. This is in accordance to our By-Laws/Covenants.
- Comment was made that the bench near our mailboxes at the entrance of our Association needs some attention. It is not looking the best.

(See footnotes in Official Minute Book for addresses of the 3 items....)

Old Business:

None

There being no further business, Motion by Hanson, and Seconded by Lynch to Adjourn.
Meeting adjourned at 5:25pm. All Ayes. Motion Carried

There will be NO regular July Board Meeting.

President Lynch will have the August Board Meeting on our regular schedule of the 3rd Monday of each Month.

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