

# MINUTES OF MARCH 17, 2015, BOARD MEETING

## MEADOWPOINT TOWNHOUSE ASSOCIATION

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

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

Absent: Farris

No audience.

### **Minutes:**

February 10th 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 as presented. All Ayes. Motion Carried.

March 10, 2015 Special Board Meeting 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 as presented. All Ayes. Motion Carried.

### **Treasurer's Report:**

February Financial Reports were reviewed, after being sent via E-Mail. Board Member Hanson said the Association taxes will be filed this week. He mentioned to the Board that the taxes this year will be a little higher because of the change in the interest rate. Board Member Hanson noted that we have only spent 26% of our Snow Removal Line item in our Budget. Motion by Jennings and Seconded by Lynch to accept the February Financial Reports as presented. Motion Carried. All Ayes . *(Financial Reports now become part of the Minutes)*

### **Communication Committee:**

President Lynch informed the Board that our Attorney is all set to file our By-Laws. Previously a ballot was sent to all Meadowpoint Homeowners for their vote on adopting these By-Laws .At the Special Board Meeting held on March 10<sup>th</sup>, ballots were opened and counted. Present for this confirmation of ballots/votes, were Jennings, Lynch and via telephone conference Bill Farris. There were 40 votes cast, and all 40 votes were in favor of adopting our By-Laws. President Lynch will meet with our attorney shortly to sign an affidavit that we wish to file these By-Laws with the Polk County Recorder. When this has been done, President Lynch will sent out a Newsletter attaching in PDF form our;

- By-Laws of Townhomes of Meadowpoint Association
- Amendment to Declaration of Covenants, Conditions and Restrictions for The Townhomes of Meadowpoint
- The Declaration of Covenants, Conditions and Restrictions for The Townhomes of Meadowpoint and finally....
- Our 4 page Welcome document with a shorten version of our Rules and Regulations given to new homeowners.

These documents will be sent via E-Mail to all Homeowners who have an E-Mail address. The remaining few will have these documents available to them, by calling President Lynch, and coming to pick them up @ 2020 Elm Circle.

## **Ground/Maintenance Report:**

Property Manager Gisch reported that Snow Removal should be about done. He is surveying the Grounds and will have any damaged area repaired, and tree branches, twigs picked up.

- There is a garage foundation problem at 2027 Maple. He told the Board how this was going to be repaired, and if this particular methods works, he will use it on a few other garage foundations that are seeping water into the garage. Motion by Hanson and Second by Lynch for PM to move forward on this project. He wants to get these foundations repaired, before we get too many spring rains.
- Our PM reminded the Board that bushes at 1913 Elm and 1915 Elm were removed at the Associations expense. The Homeowners of these two addresses will personally replace bushes appropriate to this space. PM suggested that they use a berm when planting the new bushes; this will not interfere with any lawn mowing procedures.
- PM Gisch is going to visit with homeowners at 1912 Maple Circle, the Association removed the bushes, with their OK, and we need to establish what kind of bushes and sizes are going to be put back into that space.
- PM reported that some Scotch Pines need to be removed along the boundary that backs the Strip Mall. These are old trees, and are beginning to fall into dis-repair. Also, along the corner of our property there are Scotch Pines that need to be replaced. The Board has left this problem area up to the discretion of our Property Manager.
- Where stumps have been taken out, PM and a crew will make sure there is enough dirt on top, with a slope so there won't be any erosion. There will be replacement trees: 3-4 will be fast growing, and 2-3 will be hardy long life trees.
- Homeowner at 2028 Elm has a dead tree in the front yard, since this is his tree, he will have to have it removed.
- There is a tree at 1919 Elm that is hanging over into the neighbor's yard; the solution is to trim the branches, but only on the side of the tree that hangs over.
- There are a few concrete issues, and PM Gisch will take care of these.
- The WDM City personnel have marked 2 of our Boulevard Ash Trees for removal. The consensus of the Board is to let them remove the tree. Since this is in our Blvd, the planting that are already there will not be harmed. PM Gish is going to ask the WDM City what kind of trees they are going to replace them with.
- The flower planter, which has our Meadowpoint Sign at the entrance to our Association will be re-vamped, cleaned and annuals added, dirt will be added so the flowers are visible. The light will be fixed so it shows from both sides at night.
- PM Gish present a Lawn Care Contract from Ultimate Lawn Services, LLC, after some discussion and a few alterations, Motion by Hanson and Seconded by Jennings to have our PM make these alteration with Ultimate Lawn Services, LLC and retain them for the upcoming season. *(Lawn Care Contract with changes now becomes part of the Minutes)*
- PM reported that one Dish was down, but the second one has not been removed. This will be addressed shortly. One of the Board members, wanted to know if the hole in the roof where the dish had been, have been repaired, and repaired correctly.

**New Business:**

A Homeowner is having a Garage Sale, it was discussed by the Board and was decided that a notice of this garage sale, would be permitted to be posted in our Association Bulletin Board. President Lynch had a call from perspective home buyers on the property at 1907 Elm Circle. The perspective buyer wanted to know if she could expand beyond the area of the sun room into the Common Area. Since the Board has not allowed this in the past, it will not be allowed this time. There is another possible home for sale at 2013 Elm Circle.

There being no further business, our next Board Meeting will be April 13, 2015 at 2020 Elm Circle @ 4:00. Motion to Adjourn by Jennings Seconded by Hanson. Adjourned at 5:08pm. All Ayes. Motion carried.

**Phone numbers for these Board Members are in your copy of our Membership List.**

<b>Carol Cowling</b>	<b>2007 Maple Circle</b>
<b>Bill Farris</b>	<b>1915 Elm Circle</b>
<b>Larry Hanson</b>	<b>1902 Elm Circle</b>
<b>Kay Jennings</b>	<b>1925 Elm Circle</b>
<b>Dave Lynch</b>	<b>2020 Elm Circle</b>
<b>Property Manager</b>	<b>Phone Number 633-7151</b>

Respectfully submitted

Kay Jennings