

## **MINUTES OF MARCH 11, 2014, BOARD MEETING MEADOWPOINT TOWNHOUSE ASSOCIATION**

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

Present were: Lynch, Palmer, C. Cowling, Jennings and Kurt Christensen.

In the audience were: M. Cowling

Absent: Wright, Hanson and Farris

### **Minutes:**

February Minutes were presented for approval. With no discussion or corrections motion by Lynch and Seconded by Cowling to accept the February Minutes as presented. All Ayes. Motion Carried

### **Treasurer Report:**

Treasurer's Report: Having been sent the March Financial Reports via E-Mail there were approved. Followed was some discussion about paying taxes on the interest from our Certificate of Deposits'. We have received our PIN # from the IRS. M. Cowling mentioned that he thought interest from a Capital Reserve Fund was not taxed, at least not in the recent past. This should be verified, probably before our check to the IRS is mailed. *(Reports now become part of the Minutes)*

### **Communication Committee:**

C. Cowling asked the Board if, after the Minutes were approved, they could be put on the Web Site. They would be condensed down, so they don't take up a lot of space. She also asked if anyone had a digital copy of our By-Laws/Covenants. These could possibly be included on the Web Site.

President Lynch reported that he has received some Ballots back already. The town meeting for the Association membership to discuss any concerns over the Ballot option's, is scheduled for March 18, at 7:00pm, the West Des Moines Library. Everyone is encouraged to attend. It is important for every property owner of our Association to be aware of our policy changes.

### **Property Manager Report:**

PM Christensen has started a lengthy concrete repair/replace list. He has been checking around our property for broken sidewalks, retaining walls, steps and driveways. He has compiled a list of what needs to be repaired or replaced. He will get with the concrete company and arrange for all of these repairs to be done at one time, saving the Association some money. He reported that we have had 44" of snow and last year we only had 41" of snow. The difference this year was we have had more ice. All in all he feels the Lawn/Snow Removal people are doing a good job. There have been some minor problems, but that has been corrected.

He is also keeping track of our gutters and downspouts. He will be inspecting and making repair's as needed. Because of the original design, there are some stand-alone garages (35) that are allowing water to seep into their garages. This is especially dangerous in the winter, when falling on the ice is a potential hazard. He has a solution on how to fix this problem, but we have to wait until better weather.

Kurt presented an aerial view of all the trees in our Association. This is in anticipation of the Emerald Ash Borer. With this view, he will be able to tell how many trees of each kind we have.

We will, if infected, have to replace the Ash trees with a different type of tree or evergreen. We hope to have a balanced variety of trees and evergreens when or if we have to replace trees.

We still have a problem with property at 2031 Maple Circle. The Estate is still not settled, and the Association is having a problem contacting the proper person to collect the past due Association Dues. Our PM has been policing the area, and picking up the old newspaper and other trash. They have a number to call for the Estate contact person in order to collect this past due amount. As lien has been put on the property as a precaution. *(The work schedule becomes part of the minutes)*

**Old Business:**

The increase in our Insurance Premium's is a concern. There are some options that we might be able to implement to save some money. We have a substantial Capital Reserve Fund *(for Capital Improvement only)* discussed were some options to reduce our over-all coverage, by have the homeowner's put their roof under their own personal Homeowners Policy, increase our Association Dues, lower the valuation, increase our deductible, etc.... We might find a better Insurance Package if we put this out for bid. At this point in time, we are only looking for options to save our Association and its' Membership some money. In the future, as more claims over-all are paid out, our costs will be going up. Not just for Meadowpoint but all-over in general. Once again, we are only discussing our options. Nothing has been implemented.

There being no further business, our next Board Meeting will be April 8<sup>th</sup>, 2014 at 4:00. @ 2020 Elm Circle. Motion to Adjourn by Jennings, and Seconded by Lynch. Meeting adjourned at 4:50pm. 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>Ovie Palmer</b>	<b>1920 Elm Circle</b>	
<b>Celia Wright</b>	<b>1907 Elm Circle</b>	
	<b>Property Manager</b>	<b>Phone Number 202-7453</b>

Respectfully submitted

Kay Jennings

