

MINUTES OF MAY 13, 2014, BOARD MEETING MEADOWPOINT TOWNHOUSE ASSOCIATION

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

Present were: Lynch, Palmer, Property Manager Kurt Christensen, Jennings, Wright and Hanson.

Absent: Farris and C. Cowling

There were a number of Homeowners in the audience and President Lynch asked them to speak, but try to keep their comments brief. There were in attendance because of a recent notice that our Property Manager had turned in his resignation. Many of the people in attendance were in support of keeping our Property Manager and they were satisfied with his job performance. Others in the audience were not so favorable, and felt that he was not doing an efficient job. Some of their concerns were that the "job" was not done in a timely manner, and that they were not repaired to their satisfaction. They were in favor of finding another Property Manager or Property Managing Company. After hearing their concerns, the Property Manager addressed some of the issues, saying he has been doing this for a long time and he thinks that he is providing cost savings to our Association by finding good and reliable contractors to do say job. However, he said he was not perfect and yes, there had been some mistakes. The Property Manager realized that he could not please all the people all the time, but that he was certainly doing his best. He wanted everyone to understand that he has to work with the schedule of the contractor, the schedule of the homeowner and melding both together and agreeing on a date and time was sometimes challenging. Because of the show of homeowners, he told the Board that he would give his final answer in a few days. The Board President mentioned to the audience, that finding another Property Manager or Property Managing Company would cost the Association more money.

The Board thanks all of the homeowners who showed up for the Board meeting and invited them to stay for the Board Meeting. Audience left.

Minutes:

April Minutes were presented for approval after being sent via E-Mail. With no discussion or corrections a Motion by Wright and Seconded by Hanson to accept the April Minutes. All Ayes. Motion Carried.

Treasurer Report:

Having been sent the April Financial Reports via E-Mail. Motion by Jennings and Seconded by Wright to approve the April Financial Reports. All Ayes. Motion Carried.

Board Treasurer brought to the attention of the Board Members, that the issue of how many signatures were needed on our checks was still not resolved. After some discussion and advice from our Attorney awhile back that the Board could make such a Motion, a Motion was made by Lynch and Seconded by Wright to have only one (1) signature on the check. All Ayes. No Nays. Motion carried. Per C.

Cowling this action is not in compliance with our By-Laws. This will be review and corrected at our next meeting. Board Treasurer said that with all the checks and balances we have; not only through Kurt, but our Treasurer, Steve Grodahl and himself, he was confident that there would be no problems having the correct amount when paying for services rendered. It was noted again this month, that we had some Homeowners who were in arrears with the Association Monthly Dues. Board Treasurer Hanson said he would visit with those involved and determine a course of action. *The Financial Report now become part of the Minutes)*

Communication Committee:

President Lynch reported that the property at 2031 Maple Circle had sold at a Sheriff's sale. Nationwide Advantage Mortgage bought the property. After speaking with the company Rep he said they were aware of our Lien against the property and that there is a possibility of retrieving some of monies owed to the Association. He was told that there are two parties interested in this property.

He is will put out our Newsletter to everyone who has E-Mail addresses and have one posted on the Bulletin Board. President Lynch reported that the two renters we do have, have the Rental Certificate which are required and are in good standing. He also wanted to bring to our attention that if our Insurance Policy Premium's keeps going up, we are going to have to raise our Monthly Association Dues. No one was much in favor of that step. Board Member Palmer along with Board Member Hanson are going to explore some other Insurance Companies who handle Townhome Insurance's, and have them come to one of our regular Board Meeting. There might be a way to lower our costs, if we increase our deductible. Board Member Palmer also said that if he could review our policy there might be some other cost cutting measures. It was noted that we have a \$14M Policy. Any information gleaned will be reported back to the Board.

Property Manager Report:

- Will do the Tree Inventory along with Board Member Farris as soon as possible early June. This needs to be done in order to assess the condition of our trees, and at the same time, look for the Ash Boer.
- Taking a good look at our Lawns, in some places, Sod might be used instead of seeding. To be evaluated with each situation.
- Concrete problem are sufficient that the Cement Company will be called and all the repairs will be done with one trip to the Property. PM will then start another concrete list for future repairs.
- Gutter and Downspouts on going
- Rebuilding retaining wall, old RR Ties are rotten, and will be replaced with treated timbers @1908 Maple Circle
- Because of the need for a Bedroom in the basement, and abiding with State and City code, an egress window will be constructed at 1909 Elm Circle.
- Bush and hedge trimming has been completed
- Planting at the entrance, adding plants around the Utility boxes are pending
- Need to discuss, wiring from house to garage not buried deep enough
- Approved Deck Plan as presented to the Board previously @ 1903 Elm Circle
- Address concerns of a swampy area in the Common Area
- Repair/Replace some hardi-plank siding where damages. Will discuss later who is responsible??

(Work Schedule now becomes part of the Minutes)

Old Business:

It was brought to the Board attention that we sometimes talk and talk about an issue and then don't act upon it. The Board will try, in the future, to discuss, voice concerns both pro and con, then vote on an issue and make a decision. This will eliminate the repetition of doing some of the same work more than once.

New Business: See above in Minutes

There being no further business, our next Board Meeting will be June 10, 2014 at 4:00.
@ 1907 Elm Circle.

Motion by Jennings and Seconded by Wright to adjourn. Meeting adjourned at 6:10pm. All Ayes.
Motion Carried.

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	
Ovie Palmer	1920 Elm Circle	
Celia Wright	1907 Elm Circle	
	Property Manager	Phone Number 202-7453

Respectfully submitted

Kay Jennings