

MINUTES OF MAY 23, 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

Minutes:

April 14, 2016 Regular Board Minutes were presented for approval, after being sent via E-Mail. With no corrections or additions, Motion by Farris and Seconded by Cowling to accept the April 14th 2016 Minutes. All Ayes. Motion Carried

Treasurer's Report:

April 2016 Financial Reports having been sent via E-Mail were presented for approval. Motion by Hanson and Seconded by Lynch to approve the Financial Reports. All Ayes. Motion Carried. Board Treasurer Hanson reported we are earning 1.05% interest and we have \$225,254.29 in our Money Market/PCSB Bank. All Homeowners are current with the Association Dues.

Financial Reports now become part of the Minutes.

Communication Committee:

An Association Newsletter should go out the middle of June. PM Gisch will put an article in there about our Ash Trees. President Lynch will have information to pass along to the Homeowners as well. Because we have several new homeowners, President Lynch is going to put an article in about grills. What can be used, and what not to use. There should be no charcoal grills on the wooden decks.

Ground/Maintenance Report:

- ✓ Had to remove some Ash Trees as they were damaged by the Emerald Ash Borer. We have 30 more Ash trees to watch for EOB damage. When the weather gets hot and dry, this stress's the tree and encourages the EOB to become more active. We definitely have EOB on our property. We are in a wait and watch phase: by October we should know, if any, how many trees needs to be removed. Will do a walk-around and assess the remaining trees. Twelve trees have been removed in the latest fight against the EOB, but only 7 of these trees will be replaced. Will use a variety of trees species, size and shape as we have done in the past. Not every tree removed will be replaced.
- ✓ Cost of treating trees with EOB is costly, and the chemicals they use have caused/or could cause harm in other ways.
- ✓ The City of WDM did treat the two Ash Trees in our Blvd. So far, they are looking OK.

Ground/Maintenance Report Cont'd:

- ✓ Discussion on the unsightly appearance of our bushes throughout the Association. Will take a bid for removal of these bushes, some will be replaced because of a privacy issue, some will be removed because they are in poor shape, and some are going to be removed because they have small scrub trees going in between and not of the same kind. PM Gish will determine what bushes will be removed and which ones to replace. The Board will be contacted on both situations.
- ✓ (1) Drawing was submitted to the Board. The Homeowner on Maple Circle wants to put a deck in their courtyard. The courtyard, after a large rain has some ponding issues. They propose to install a deck, of appropriate material, to eliminate this ponding problem, and provide them with usable space. Also, with this drawing, was a fence. The Board discussed the drawings, approved the deck and appropriate material, but denied the privacy fence. It was suggested, that they could plant some shrubs to provide some privacy. Motion by Hanson, and Seconded by Farris to approve the drawings for the deck and not the privacy fence. Drawings now become part of the Minutes.
(The Architectural Committee was not available for the drawings prior to the Board Meeting)
- ✓ (2) In Maple Circle a new privacy fence has been installed between the two properties, the cost was shared by the two homeowners, and the fence looks really nice.
- ✓ Had a few roof leaks, will check and see where this might be coming from.
- ✓ A homeowner called attention to a brown liquid that was running from behind his siding. PM Gisch reported that the problem was that moisture was getting behind the siding and into the fiberboard, which, when wet it starts to leak when warm. At this point, we don't have any solutions, but will call the siding company (Nu-View) and see if they have a solution. To replace the siding would be cost prohibitive.
- ✓ Mole problem has been corrected, will keep watch to see if there are any new runs
- ✓ Working on detached garage foundations. Some Homeowners are experiencing water in their garages. PM is working on fixing this problem. This problem seems to be mostly in detached garages.
- ✓ (3) Complaint from a Homeowner on Maple Circle about the fence bordering our property and the Strip Mall. The fence is the responsibility of the Strip Mall, NOT the Associations responsibility. Also in the same complaint, was mention of a mis-matched downspout, or the extension of said downspout. PM Gish will check to see if there is a "white" spout, and if necessary, replace them with the correct colored spout. The radon pipe that was mentioned in the complaint will NOT be painted. They are maintenance free as they are now, and if painted, would require maintenance in the future to keep them looking nice. Now that the trees have leafed out, you do not readily notice the radon pipe.
- ✓ (4) There was a concern about a property on Elm Circle being cluttered and messy looking. Board Member Hanson will take a look, and visit with the Homeowner and the Homeowner who voiced this concern, and see if they can come to a solution.

Ground/Maintenance Report Cont'd:

- ✓ Electrical problem, it was asked who was responsible for the electricity from the house to the detached garage. After some discussion, and checking in the Covenants: the Association is responsible for the electricity from the house to the garage.

(See footnotes in Official Minute Book for addresses of the 4 items....)

Old Business:

None

There being no further business, Meeting adjourned at 6:01pm. Motion by Hanson, and Seconded by Lynch to Adjourned. All Ayes. Motion Carried
Our next Regular Board Meeting will be June 13, 2016, @ 4:30 pm.

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