

MINUTES OF MARCH 21, 2016, BOARD MEETING

MEADOWPOINT TOWNHOUSE ASSOCIATION

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

Present: Lynch, Jennings, Hanson, Cowling and Gisch

Absent: Farris

In the audience: John Kates

Minutes:

February 15, 2016 Regular Board Minutes was presented for approval, after being sent via E-Mail. With no corrections or additions, Motion to accept the February 15, 2016 Minutes were approved. All Ayes. Motion Carried.

The Board went outside to see a demo of Algae Removal from the shingles. Iowa Clean Roof, representative Matt Burger explained that because of the lack of sunshine and shade from our trees, algae grows usually on the north to northeast side of our units. We returned indoors and he explained that left un-treated we could expect a shorter lifetime from the life of our shingles. The Algae breaks down the components of the shingle, thus shortening their usefulness. He estimated that by removing the algae/mold we could extend the life of our shingles by 5-6 years. Normally for a residential home he charges \$1200.00. But, since we have 73 units, the price would be \$800/per unit. Or approximately \$58,400 plus tax. More or less. It would take about 3 weeks to do our entire Association. He will plan on treating both sides of our roofs'. As it turned out, he didn't have a strong enough solution, and he will have to show the Board Members that are available on Tuesday, what his product can do to clean our shingles. They do take precautions that the solution they use on the roof, does not remain on the siding or surrounding area. It could, left un-cleaned, cause some light spots/streaks on our siding. The chemicals they use are not harmful to the grass, flowers or landscaping. If an individual Homeowner wanted their personal space cleaned in this matter, like decks, driveways or concrete patios, they would have to sign up for this process and be responsible for the payment. The Board would not be responsible for personal space. The Board told Matt, that this would be a Capital Reserve Expense, and that we needed time to research and consider. We would like to check with the Shingle Manufacturer to see if our guarantee would be good, if treated with this process. (*Our shingles are CertainTeed Landmark Ar Metric Weathered Wood. SKU #3571693907*) We will have a Homeowners meeting, so everyone can know all the particulars on this roof cleaning project. More discussion at the next Regular Board Meeting.

Treasurer's Report:

February 2016 Financial Reports having been sent via E-Mail were presented for approval. Motion by Hanson, and Seconded by Jennings to approve Financial Reports. All Ayes. Motion Carried.

Board Member Hanson reported that our interest rate at PCSB was up to 1.05%. Our balance is around \$225,000 and FDIC insures up to \$250,000. We have a ways to go, before we need to move some money.

Financial Reports now become part of the Minutes.

Ground/Maintenance Report:

- 1905 Elm had a request from a prospective home buyer, about putting up a fence between the garage door and the front door along the edge of the sidewalk in the courtyard area which is part of the property. *(E-mail and picture included)*. The Board assumes that this is going to be used for containing dogs. After discussing the pros' and cons' of this project: it was rejected. PM Gisch will advise the prospective home buyer of the Board's decision.
- A few reported roof leaks, PM Gisch is going to get a rubber boot for our Sewer Vent Pipe, because the original vent pipe is starting to crack and allowing for the leaks, he is going to be Pro-Active and rubber boot all of our vent pipes throughout the Association.
- Terry Quality Concrete has submitted a quote for the concrete projects. Cost is \$6522.80, which is over what was budgeted. PM explained that some of the extra projects were because some previous concrete jobs, were not done correctly, and has to be re-done. 2016 Elm Circle driveway, where an Ash Tree, (which will have to be taken down) roots are causing the driveway to heave. This section will be replaced. Motion by Jennings and Seconded by Hanson to approve Terry's Quality Concrete Bid, and proceed with the various projects. Weather permitting. All Ayes. Motion Carried.
- 2011 Maple has a water problem in the garage. Because of the underground water, the slope, and the landscaping, water is getting into the garage. The Homeowner would like to have this resolved. PM Gisch presented different ideas to correct this problem, but, there is no solution that would stop the water completely. He is going to get some Bids on what can be done and present this to the Board.
- 1909 Elm Circle, Front porch posts are rotten at the bottom. Post will be replaced with 4x4 Green treated lumber, boxed in with Cedar.
- 2000 Elm has a lake in the front yard. PM Gisch wants to put a 12" inlet and a drain box, the one there now is too small. Then he would like the downspout tiled around the house and move the water away so it doesn't collect. This is an April/May Project.
- 2008 Elm has a roof chimney leak, due to in-proper installation of flashing. It comes from the upstairs to the downstairs, and one particular problem is that it has stained a wall-papered wall. PM will visit with the homeowner to seek a solution, cost is estimated around \$400-\$500 dollars. Or \$1000-\$2000 depending on the outcome of the wallpapered wall.
- 2002 Maple when some sewer line work was done in the past, it was not done correctly. Since then it has sunk and created a problem. PM Gisch will get estimate on cost of repair and report back to the Board.

Ground/Maintenance Report Cont'd:

- 2007 Maple there is a problem with the drain in which the sump pump empties. The drain as it is now, doesn't handle the volume of water. PM will take a look, and see what can be done to correct this.
- Ultimate Lawn Care contract was renewed. Did not raise any rates.
- Moles: We are having a **big problem** with moles. Board Member Hanson said he would go on Mole Patrol, and see if he can eliminate them. Left un-checked, they will ruin our lawns, plus in some places created a tripping hazard.
- A homeowner asked PM Gisch, what kind of chemicals would be used on treating the Algae from our roofs, and what kind of chemicals is being used on our lawns. She was concerned that these were not "friendly" chemicals, and the run-off would somehow impact the environment. PM assured the homeowner, that he was very conscience of "chemical use", and that when it came to the lawns, Ultimate Lawn Care was using the best "environmental friendly" chemicals, they could to treat our lawns, for Pre-emergent, grubs, broadleaf; and the fertilizer was also a "friendly" chemical. They use both spray and granular chemicals. The chemicals used for the Algae removal, if we decided to do that, would be checked out, and at the homeowners meeting would be explained in detail.

Old Business:

None

New Business:

President Lynch reported to the Board that he had gotten a letter from FEMA. Stating that the following property (*see attached Flood Insurance Rate Map*) may be impacted positively or negatively by the new proposed flood limit boundaries. Pres. Lynch explained that this would affect the unit on Elm Circle at the end of the cul-de-sac. In the past, when the Association has gotten such a letter, our Association with the help of Shive Hattery (2009) produced a stamped/sealed official map that shows our property well outside the Flood Plain. That was accepted and we were not obligated to take steps to acquire any type of Flood Insurance.

The current information, is expanding the flood plain, what with the GPS technology and digital areal mapping, this has changed our standing. Pres. Lynch is going to gather all of our maps and information and appeal the proposed new flood plain. There is a 90 days window for such a process. He will keep us up-to-date on what transpires. This new expanded Flood Plain would present a problem for any homeowner in the Flood Plain area. #1 they would have to have Flood Insurance, and #2 it would be a challenge to sell the property, knowing the new owners would also have to have Flood Insurance.

(The West Des Moines Development Service letter is now part of the Minutes)

New Business Cont'd:

President Lynch stated that he had gathered up some more the MPTH Association past records. Board Member Jennings, said she would take all the boxed information and sort thru, keep what is legally required, and toss the rest. She would then organized the Minutes/Financial Records into the proper year, and condense the records into a small quantity. She will keep these records, until a new Secretary is appointed or elected, then this box will travel to the new person holding that office for the MPTH Association.

There being no further business, Meeting adjourned at 6:00 pm, and our next Regular Board Meeting will be April, date and location to be determined. Motion to Adjourn by Lynch Seconded by Hanson. 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	
	Property Manager	Phone Number 633-7151

Respectfully submitted

Kay Jennings