

MINUTES OF NOVEMBER 10, 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 PM M. Gisch

Absent: Farris

In the Audience: John Kates

Minutes:

September 8, 2015 Minutes were presented for approval having been sent via E-Mail.

With no corrections or additions, motion was made Lynch and Seconded by Hanson to approve the Minutes. All Ayes. Carried.

Treasurer's Report:

October Financial Reports having been sent via E-Mail were presented for approval. With no corrections or additions, Motion was made by Jennings and Seconded by Lynch to approve the October Financial Report. All Ayes. Carried. (Financial Reports now become part of the Minutes)

Board Member Hanson made a few comments: He may have found a place to donate our old computer, which is no longer needed by the MP Association. Motion by Lynch and Seconded by Jennings to donate the Association's old computer, after the hard drive has been erased, so no information on or about the Association is left on the RAM memory. All Ayes, Motion Carried. Board Member Hanson will check into a charitable deduction on our taxes, and in discussing the budget, he noted that we are over budget in some areas, but under in others, so by the EOY we should be right on target. L. Hanson reported that we had a delinquent homeowner whose dues now are 2 months are behind. He will stop by and find out why, she will also be assessed the "late penalty fine". Passed around the table was an invoice from American Family insurance, our premium will be raised 4.7% or an annual premium of \$15,097.00. No motion made.

Communication Committee:

The Newsletter contained useful information, and we will continue with these publication sent via e-mail. The Board will be getting election paperwork organized, so that they can be mailed to all Homeowners. These election papers need to be returned before our Annual Townhome Meeting to be held on December 15, 2015 7:00pm.

Ground/Maintenance Report:

- Did 3 gutter repairs where the gutter was pulling away from the house
- Replaced some downspouts
- Put Deer Guard on new threes
- The Planter at the beginning of our Blvd, was cleaned
- A few ceiling water stain have been taken care of, or will be shortly due to condensation
- Ultimate Lawn Care will do our one time only leaf clean up, they will also blow out the soffit vents, clean the gutters and downspouts.

Ground/Maintenance Report:

Will do a test on blowing out the soffit vents, to see if that works or not. If it does not work Ultimate Lawn Care, probably will not do this part.

- Bushes at 1909 Elm have volunteer trees growing up within the bushes, the volunteer's will be removed, but the bushes will stay. Motion was made by Hanson and Seconded by Cowling to have our PM M. Gisch remove the volunteers, and leave the bushes; as they are on Common Ground and the responsibility of the Association. All Ayes. Motion Carried.
- Courtyard fence was brought to the Board's attention; it is located between 2036 Elm Circle and 2044 Elm Circle. It was determined that this is the Homeowners responsibility and not the Association. This has been tabled until spring.
- Window sill at 1924 Maple Circle, homeowners responsibility
- Approved Pavers to be used to extend the patio foot print at 2013 Elm Circle. Motion by Hanson and Seconded by Lynch. All Ayes. Motion Carried.
- Discussed the problem at 1941 Maple Circle

Old Business:

The courtyard fence has been discussed in the Grounds and Maintenance report.

New Business:

Invite Steve Grodahl our CPA/Treasurer to our Annual Holiday Party. Waiting on the Nomination Committee to see if there are any interested homeowners who want to run for the 3 vacancies on the MP Townhome Association Board. Deadline is 11-24-15.

The Board or part of the Board will meet at President Lynch's house to stuff the envelopes for mailing, and affix the property postage.

There being NO regular Board Meeting in December, it will be combined with our Annual Meeting on December 15, 2015 @ the West Des Moines Public Library 7:00p.m.

Motion by Hanson and Seconded by Jennings to adjourn the meeting.

Adjourned @ 5:00 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