

MINUTES OF NOVEMBER 20, 2017, BOARD MEETING

MEADOWPOINT TOWNHOUSE ASSOCIATION

Send in Dec. after approval of the Nov Minutes.

Meeting was called to order at 4:00 @ 2032 Elm Circle.

Present: Hanson, Boeckman, Freise, Jennings and PM Gisch

Absent: Lynch

In the Audience: John Kates

Minutes:

Nov 20, 2017 Minutes were presented for approval, after being send via E-Mail. Motion by Hanson to approve as presented and Seconded by Boeckman. All Ayes. Motion Carried. Motion to amend the Sept 25th, 2017 minutes: Under the Grounds/Maintenance Report, in the discussion of our privacy fence. Motion by Hanson Seconded by Freise to amend/replace the word "BIDS" with "PRELIMINARY FIGURES". All Ayes, Motion Carried

Treasurer's Report:

Nov 20, 2017 Financial Reports, having been sent via E-Mail, were presented for approval. Treasurer Freise related to the Board that we are at 83.3% of the Budget. Motion by Boeckman to accept the Financial Report as presented Seconded by Hanson. Ayes. Motion Carried.

Discussion followed on where or what we should do with our Capital Reserve Account, which is approaching the FDIC insured ceiling limit. Motion by Jennings and Seconded by Hanson to authorize our MPTH Treasurer K. Freise to use his discretion on how much money to move and where to put the Capital Reserve money. In his capacity as Treasurer he will choose the depository and advise the Board on how much money will be transferred before the end of the year.

The 2018 MPTH Budget was presented. Treasurer Freise used a 3 year average of actuals. This gave a much clearer picture of our expenses and incomes. It was suggested that we increase our Financial Management's budget to \$400 from the \$395 and to decrease our Property Management from \$1155 to \$1150. Motion by Jennings and Seconded by Hanson to approve the 2018 MPTH Budget. All Ayes. Motion carried.

Financial Reports now become part of the Minutes.

Communication Committee: None

Grounds/Maintenance Report:

- Tree trimming almost done
- Will be on the Ash Tree Borer Watch, if there is a diseased tree it will be taken out
- In some bare spots, but not all spots, new trees will be planted, at the appropriate time
- Had some drain tile issue, has been corrected
- Has some garage shoring up, will be done shortly
- Had a roof leak, Roofing company was consulted and the problem has been corrected
- Gutter cleaning to begin
- Last clean-up for leaves. There are not that many left to clean-up
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Motion by Hanson and Seconded by Kent Freise to accept the PM Report. All Ayes. Motion Carried.

Old Business: None

New Business:

Finalization of MPTH Election documents: Ballot, Agenda, 2018 Budget, Cover letter and the Minutes of our 2016 Annual Meeting will be gathered together and mailed no later than November 27th, 2017.

Annual Board meeting is on Dec. 7th, 2017 @ 7:00pm WDM Library. There was discussion on our MPTH Newsletter. It may be that in the future, we will only publish this Newsletter quarterly or even Semi-Annually. If there is an issue that will effect's all of our homeowners, we will make that known to all homeowners and post it on the Bulletin Board.

It was discussed that we might need to re-evaluate our MPTH Committees. We have a Nominating Committee, Ground/Architectural Committee, Audit Committee and a Social Committee. The present members will be asked if they wish to remain on said committees', or will new ones be asked to serve? More discussion in January Board Meeting.

Phone numbers for these Board Members are in your copy of our Membership List.

Steve Boeckman	2032 Elm Circle
Kent Freise	1911 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