

MINUTES OF OCTOBER 17, 2016, 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 Mark Gisch

Absent: Farris

In the audience: John Kates, Steve Boeckman, John & Helen Cavanaugh.

President Lynch directed Cavanaugh's to present their concerns to the Board. They would like to replace the privacy fence between 1919 Elm Circle and 1921 Elm Circle. They are, at this point, taking bids for the privacy fence. The Board told these homeowners that there was "Board Approved" stain or paint that should be used with new construction. They stated that the fence was in bad shape, broken and rotting in some parts. PM Gisch will take a look at the fence and will make his recommendations. Ideally, when a privacy fence needs to be replaced, because of dis-repair, the cost of the material and labor is shared equally by both homeowners.

Minutes:

September 19, 2016 Regular Board Minutes were presented for approval, after being sent via E-Mail. With no corrections or additions, motion by Lynch and Seconded by Cowling to accept the Minutes as presented. All Ayes. Motion Carried.

Treasurer's Report:

September 2016 Financial Reports having been sent via E-Mail were presented for approval. Board Member Hanson made a few comments about our account balances, the interest we are earning (1.06%) and the balance in our Capital Reserve Account. It is mandatory that the Association make a deposit to our Capital Reserve Account every year, usually in January. Motion by Jennings and Seconded by Lynch to approve the September Financial Reports. All Ayes. Motion Carried.

Board Member Hanson explained our proposed 2017 Meadowpoint Townhome Association Budget. He pointed out that some line items had increased and some had decreased, and the explanation for each. Our American Family Insurance (*confirmation of raise in insurance now becomes part of the minutes*) raised slightly, as will our Mediacom Cable due to inflation. Our line item for Concrete is higher due to the fact, that some driveway will need extensive repair. Snow removal is on the high side, but so far we have not spent the full budgeted amount. He also suggested that we make the \$10.00 a month Association Dues increase per homeowner be implemented effective January 1, 2017.

A Motion by Lynch and Seconded by Cowling to approve the 2017 Budget as presented, and to approve the \$10.00 a month Association Dues per homeowner effective January 1, 2017. As of January 2017 our Monthly Association Dues will be \$210.00. All Ayes. Motion Carried.

Financial Reports now become part of the Minutes.

2017 Meadowpoint Budget now becomes part of the Minutes

Communication Committee:

President Lynch asked for the Nomination Committee's finding. L. Hanson and S. Boeckman reported that there are 2 homeowners interested in running for the two vacancies on the Board. They are Kent Freise and Steve Boeckman. At this time, Steve Boeckman resigned from the Nomination Committee, as he is running for a Board seat. Will need help with the stuffing of the envelopes and any other jobs required by the President to send out our Election Ballots. Carol Cowling is not running for re-election, but the Board approved her still getting a copy of the Final Association Minutes and the current Financial Reports to put on the Web Site.

The Social Committee of Joanna Boeckman, Mary Brackett and Chris Gammell reported there would be NO Holiday Social in December. They are going to try to have a Spring Celebration and see if the attendance increases. Newsletter will go out, with instructions for our upcoming election, cleaning up after the pets when walking them, the update on the Social Committee and general information needed by the homeowners to stay in compliance with our Covenants and By-Laws.

Grounds/Maintenance Report:

- Leaves and gutter cleaning will be done as soon as more leaves are down.
- Structural issue of bowing of the south wall was discovered when the owner wanted to replace windows on the south side of his house. The window company, would not install windows with any kind of guarantee because of the bowing and "out of square" window. Board Member Hanson will contact a Structural Engineer from Newton, to come take a look, inspect the problem, and propose some solution. Cost of this service is estimated \$180-\$200. No motion needed. Having the original blueprints of our site would be helpful, Treasurer Hanson is going to look in the Bank's lock box, and see if on the Abstract there is a name of the developer. Otherwise, no one has any idea where the blueprints can be found.
- Two more Curb Stops have to be dug up, repaired and replace the cost Est \$1500. Not motion made, but, Board approved to have the Curb Stops repaired/replaced
- Extreme Tree Service has taken out the bushes along 19th street. New ones have been planted, old stumps ground down and seeding has been done where necessary.
- There are two newly planted trees, that don't seem to be alive. Homeowner and PM Gish agreed to wait until spring and see if they come back. They have a 1 year guarantee, and would be replaced if they die.
- Property on Maple Circle is once again a problem. PM Gisch will take another look, and see what he can do. One solution would be hired a contractor to clean up the mess, and then bill the homeowner. Other options will be explored for this problem area.

Old Business: None

There being no further business, Motion to adjourn by Lynch and Seconded by Hanson.
All Ayes, Motion Carried. Meeting adjourned at 5:30pm. The November Regular Board Meeting
will be held on November 21, 2016 at 4:00 @ 2020 Elm Circle.

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