

MINUTES OF SEPTEMBER 8, 2015, BOARD MEETING

MEADOWPOINT TOWNHOUSE ASSOCIATION

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

Present: President Lynch, Jennings, Farris, Hanson, Cowling and Property Manager Gisch

In the audience: John Kates

Minutes:

August 11, 2015 Minutes were presented for approval having been sent via E-Mail.

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

Treasurer's Report:

August Financial Reports having been sent via E-Mail were presented for approval. Board Treasurer Hanson advised that \$157.59 interest had been deposited in our account. We have one homeowner still 1 month delinquent, but we think it is an oversight. Board Member Hanson is going to visit with her, and as she writes a check for her Association dues, she will be asked to include a \$25.00 late fee.

Board Treasurer Hanson asked our PM about a few line items that were getting close to be spent. Mark reported to the Board that one garage foundation project remained to be done.

(1920 Elm Circle). The 2015 Budget for this line item should be depleted by the end of the year.

At this time Board Member Farris made a motion that since our Monthly Association Dues were due the first day of the Month and that any payment received after the 15th of each month would be assessed a penalty charge of Fifty Dollars (\$50.00). Seconded by Hanson.

All Ayes, Carried.

After some clarification of a description for an invoice presented for payment. Motion was made by Farris and Seconded by Lynch to accept the August Financial Reports. All Ayes. Carried.

(Financial Reports now become part of the Minutes)

Communication Committee:

It was conveyed to the Board that the Newsletter had gone out. There will be another newsletter with information about our Tree Program, the website, the need to nominate anyone interested in running for the 3 vacancies on the Board. Up for re-election are Jennings, Hanson and Lynch.

At this time, they have all agreed to run again. If you know of anyone interested in serving on the Board please contact one of the Board Members or our Nominating Committee.

Our Annual Association Meeting will be held on Dec 15, 2015 at the WDM Library 7:00 pm.

If anyone needs a ride, contact one of the Board members. *(Phone number at the end)*

Ground/Maintenance Report:

- PM looked at a privacy fence at 1924 Maple Circle, it was decided that this repair is the responsibility of the homeowner
- The car that is sitting in the driveway of 1941 Maple Circle will be towed by the end of the month IF not taken from the driveway. Motion by Cowling and Seconded by Farris that all vehicles parked in the driveway or on any other common have to be licensed and in operating order.

If they are non-operating, un-registered, un-licensed they will be removed via towing without notice. Expense is the responsibility of the homeowner or registered owner of said vehicle. All Ayes, Carried.

The WDM Police Department will start ticketing and it could be impounded.

- Also at this property is more debris. PM Gisch and his crew have been working to get the property presentable. She has now moved more stuff back on the front porch. Extreme Tree is going to cut away the dead part of her flowering crab.
- 2018 Maple Circle had 3 trees removed, and the area was sodded. Now the homeowner wants 3 trees replaced. These trees will not be replaced at this time.
- There will be one (1) only Fall Leaf Clean Up. When the leaves are 80% down, the clean-up will begin, usually the second week of November.
- Bees at 2016 Elm Circle, DM Pest Control were called to tacking the problem. Bees are gone, and repairs have been made.
- Property owner at _____ is feeding critters. Treasurer Hanson is going to visit with her about the “critter” problem and the damage they are causing.
- PM Gisch reported that the sodded areas are looking good.
- The tree behind the cul-de-sac on the Elm Side, was blown over in the storm, has been cleaned up. No damage to any of the units.
- Working on the 2016 Budget with Board Treasurer Hanson. Waiting on whether or not our Insurance and Cable rates will go up.
- Radon Pipe, PM reported that the two companies he contacted didn’t think that painting the pipe would bother the warranty. If they are painted, the homeowner will sign a Hold/Harmless Clause and the paint of Radon Pipe will be homeowner’s expense.
- Needed Board approval for a Sugar Maple at 1916 Maple Circle. The homeowners will purchase and plant the tree at no expense to the Association. Motion by Farris and Seconded by Cowling to plant said tree. All Ayes. Carried
- There are now 4 ceiling stains on the PM work list. We will paint, but not repair the cracks.

New Business:

President Lynch presented the Board with a drawing for an extension of a sidewalk and patio area at 2013 Elm Circle. They proposed 3 options. After the meeting was adjourned the Board did a walk around to see the project. The drawings will now go to the Architectural Committee for review. On that committee are Emerson, Palmer and Kates.

They will report back to the Board.

New Business Cont'd:

Last month we had a notice about our contract for our Domain Name. Carol Cowling reported that our present company Just Host has our Domain Name, Storage space, Privacy Protection and misc. other services for \$299.95. The contract will begin when we pay for the extension. Just Host will then refund us the unused prorated portion between the new contract date and the old contract date of Jan 31, 2016. Motion by Jennings and Seconded by Farris to keep the present provided and pay for this out of the old 2015 Budget. All Ayes. Carried.

It has been suggested that in the future when a homeowner sells his or her unit, he or she should not contact Mediacom and have the service disconnected. Call and have the name changed, it is much easier to change names, rather than re-connect the service. If the new owner is unknown or does not want Mediacom Service beyond the “basic TV” or no service at all, the basic service should not be cancelled by the owner, for that is part of the association’s account with Mediacom.

There being no further business, our next Board Meeting will be October 13th, 2015 at 2020 Elm Circle @ 4:00.

Motion by Farris and Seconded by Jennings to adjourn. All Ayes. Motion Carried.

Adjourned @ 5:15pm.

Board member now left to review the proposed plans at 2015 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