

# MINUTES OF SEPTEMBER 25, 2017, BOARD MEETING

## MEADOWPOINT TOWNHOUSE ASSOCIATION

Meeting was called to order at 6:30 @ 2020 Elm Circle.

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

In the Audience: Lily Pockrandt

President Lynch gave the floor to Lily Pockrandt. She presented to the Board some color ideas for our front door here at the Association. And this is for the front door color only. There has been some discussion of late about some of the homeowners wanting to change the color of their front door. As stated in our Bylaws and Covenants, we have a uniform color of "Red Tomato". Lilly presented several complimentary samples colors from Sherwin Williams with the help of a color coordinator. The Board will narrow down the choices, and if some homeowners wants to change from the "Red" color, they can, but will be limited to the list of approved colors by the Board. At this time, the color choices will be earth tones, neutrals and coordinating colors. More information later as the Architectural Committee will be the first to discuss the colors presented. They will then present their findings to the Board for final approval. If a Homeowner deviates from the "approved" list they will have to bring their choice and reasons why to the Board at a regular Board meeting for approval or not.

*(Official Paint and Stain Colors now attached as part of the Minutes)*

### **Minutes:**

August 21, 2017 Minutes were presented for approval, after being send via E-Mail. Motion by Lynch to approve as presented and Seconded by Hanson. All Ayes. Motion Carried.

### **Treasurer's Report:**

September 25, 2017 Financial Reports, having been sent via E-Mail, were presented for approval. Treasurer Freise related to the Board that 2/3 of our year is complete and 2/3 of the Budget is spent. MPTH Treasurer and Bookkeeper and one Board member have been at West Bank getting new signatories cards signed. We are looking for a place to deposit some money in a CD or Money Market as we are approaching the FDIC limit of \$250,000 per account. Our Treasurer will check around and see who can offer the best interest rate, and easy withdrawals without any penalty from our new account. More information at the next Board Meeting.

MPTH Property Taxes have been paid for the whole year. The amount was \$2.00.

Motion to accept the Financial Reports as presented by Jennings, Seconded by Lynch. All Ayes. Motion Carried

*Financial Reports now become part of the Minutes.*

### **Communication Committee:**

Contained in our Newsletter will be information about our lawns, the annual meeting, charcoal grills, etc... It will be mentioned again and a sheet posted on our Bulletin Board about the "approved" colors and stains used throughout our Association. Please check this if you are planning any deck/court yard fence/privacy fence and/or any repair of your property in our Association. As always, any building plans or changes must have Board approval PRIOR to beginning the work. Motion to post the "**Official Approved List of Colors and Stains**" on the Bulletin Board by our mail boxes. Motion by Hanson, Seconded by Jennings. All Ayes. Motion Carried.

### **Grounds/Maintenance Report:**

- A homeowner on Maple side would like to plant a tree at her expense in the back yard. There are already several trees on the property and the yard is full of utilities lines. After discussion, the Board decided to table this tree until spring. With the fence being in dis-repair, and not knowing what the outcome of this project will be nor knowing how much space will be needed for larger pieces of equipment to repair said fence, it is not logical at this time to plant another tree. PM Gisch will relay this information to homeowner.
- PM has received bids on replacing the fence. Des Moines Fence is \$33,000, and American Fence is not in yet. Marion Cowling also has two bids one for \$28,000 and one @ \$23,000.

There has been several individual's investigation our "barrier" between the commercial property and our Association. There are NO documentation from the city, the strip mall nor any pertinent information about "barrier" in our Meadow Point Townhome Minutes. Board Member Freise suggested that we determine the exact lot line, as part of it (fence) is on the lot line and part of it is on our property; after it zigged our direction to avoid a utility box. A commercial surveyor would probably cost \$500-\$1000. We could try to locate the metal stakes that are supposed to be in the ground with a metal detector. I asked the city council rep that IF we were to assume ownership of the fence totally, would we then have to put the "nice side" towards the mall, which is current code? He said that he would take the posture that we were just doing "maintenance" on the fence and replace it as is, with the "nice side" pointing towards us. Current WDM code states that commercial properties have to put up a barrier between themselves and the residential property.

Board Member Hanson is going to communicate with the strip mall owner who lives in California about maybe negotiating a signed agreement between the two parties that would split the cost and ownership 50/50. By having this agreement in place, regardless of who the strip mall manager is, and regardless of who in on the Board here at MPTH, each would share equally in any expense in the future. No need to pursue any ideas or any suggestions until we hear back from the owner. If all fails, we would still plan on and pay for the fence repair ourselves.

**Grounds/Maintenance Report:**

- Homeowner on Elm Circle side door of the garage re-adjusted.
- Roof leak on Elm Circle has been taken care of
- Maple Circle, had some water damage, and because it was outside water, the Association is responsible. They will submit the cost to the Board.
- Trimming bushes along the bike trail, and throughout the property. Removing volunteer trees, weeds, trash, etc...
- Need to establish a trimming schedule. Trim two time one year, fall and spring, then trim only once the next year.
- Because it is cheaper to leave a Bob Cat parked on our property rather than hauling it back and forth. Need to establish a spot for said parking.
- Not pleased with current lawn care company. Will research other options.

**New Business:**

Nomination Committee reported that Christine Milburn from Elm Circle will run for a Board vacancy. Kay Jennings is running for another turn. Dave Lynch will not seek re-election. And Larry Hanson will decided shortly.

Board Member Hanson asked PM Gisch that when the Snow Removal Company pushes snow off the street and out of the driveways, would they be cautious where the snow is pushed. There is a newly planted tree and it will not tolerate abuse it easily could get damaged.

There being no further business, our next Board Meeting will be October 16, 2017, location to be determined. Motion to adjourn by Hanson and Seconded by Freise. Adjourned at 8:40 pm.  
All Ayes. Motion approved.

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

<b>Steve Boeckman</b>	<b>2032 Elm Circle</b>
<b>Kent Freise</b>	<b>1911 Elm Circle</b>
<b>Larry Hanson</b>	<b>1902 Elm Circle</b>
<b>Kay Jennings</b>	<b>1925 Elm Circle</b>
<b>Dave Lynch</b>	<b>2020 Elm Circle</b>
<b>Property Manager</b>	<b>Phone Number 633-7151</b>

Respectfully submitted

Kay Jennings