

MINUTES OF APRIL 23, 2018, BOARD MEETING

MEADOWPOINT TOWNHOUSE ASSOCIATION

Meeting was called to order at 4:30 pm at 2032 Elm Circle.

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

In the audience: John Kates

Minutes:

March 19, 2018 Board Minutes were presented for approval, after being sent via E-Mail. Board Treasurer made a motion to correct the February 2018 and March 2018 Minutes as follows: Motion by Freise to eliminate the name of all our financial institutions in the MPTH minutes because of a possible identity/security issue. Seconded by Hanson. All Ayes. Motion Carried.

Treasurer's Report:

March 19, 2018 Financial Reports, having been sent via E-Mail, were presented for approval. Treasurer Freise reported that we made \$390.41 in interest which was rolled back into the CD. He reported that the Spring Fling, did not break even. Accurate figures will appear in the April Financial Reports. Motion by Hanson and Seconded by Milburn to accept the Financial Reports as presented. All Aye, Motion Carried.

Discussion follow and it was all agreed, that starting this year (2018) we will not publish any Financial Reports on our Web Site. Motion by Hanson and Seconded by Jennings to stop publishing our Financial Reports. All Ayes. Motion Carried.

If a homeowner and/or any authorized outside entity (such as realtor) is interested in our current financial condition, they can contact a Board member for this information. All Homeowners are given our End Of Year reports along with the budget, so they know how we stand.

Financial Reports now become part of the Minutes.

Ground/Maintenance Report:

- Started with our Lawn Care
- Some mulching is needed
- Contacting Hedberg Roofing about a problem with a roof vent
- Ceiling stain, to be corrected
- Check Soffit vents
- Concrete project will start shortly. PM has the price/yard of concrete and will proceed with MPTH concrete repairs and replacements. Terry's Quality Concrete will be the contractor. Any Board member is welcome to do a walk around w/PM Gisch to view the possible projects.

Communication:

Blast emails were discussed. They seem to be a favorable method of communication. This form of communication may replace the Newsletter. Any information in the email blast will be posted on the bulletin board for those homeowners who do not have a computer.

Old Business:

Discussion followed on the Duties and Responsibilities of the Board Members. When they are finalized, they will be put on the web-site. The document describing the various duties will follow each Board member when an old term ends and a new one begins. They will be passed on to all the new Board Member.

Critters in our Association was discussed. We seem to have a lot of raccoons that are causing damage to our property, both personal and the associations. One homeowner is feeding the wildlife, and, although that is not the only reason why we have too many raccoons in our area, it certainly doesn't help. We have at present 2 homeowners who actively have a raccoon problem. The number of birdfeeders were discussed, this is thought to also attract the wildlife. More discussion at the next Board meeting.

New Business:

- The need for a Social Committee was brought up to the Board. Do we need one? After some discussion, Motion by Milburn to dissolve the Social Committee as it stands, and replace it with a new "Welcome Wagon" committee to be on hand for any new homeowners. Seconded by Freise. All Ayes. Motion Carried.

The Welcome Wagon Committee would welcome the new homeowners, give them information concerning our Association along with Rules and Regulations and to answer questions they might have. (*eg: recommended contractors, who to contact, phone numbers, ach forms, etc....*)

- President Boeckman enlightened the board about an invoice he received for damages incurred when a homeowner tripped and suffered some injuries. The Board will look into this incident, and make the appropriate decision. No motion made.
- Board member Hanson passed around a document titled:

"Responsibility for Resolution and Repair of unwanted animal, bird, or insect infestation at MPTH Association".

There needs to be some clarification as to who is responsible, the Association or the Homeowner. There are gray areas, and many different types of infestation with insects/bird or animals. This issue is not addressed specifically in our Covenants/ByLaws nor Homeowner Rules and Regulations. The intent is to provide an incentive for homeowners to discourage these pests on or around our property. There needs to be a defined area of what the homeowners is responsible for and what would be the Association's responsibility. More discussion at the next regular Board Meeting.

- FEMA Flood Plain was mentioned, since the Federal Government has not finalized anything. The Flood Plain maps remains the way they are drawn now. No action taken.

There being no further business, the next Regular Board Meeting will be May 21, 2018, 4:30 pm @ 2032 Elm Circle. June's Board meeting will be June 11th.

Motion to Adjourn @ 6:00 pm by Boeckman and Seconded by Milburn. Meeting adjourned.

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	
Kristine Milburn	2044 Elm Circle	
Mark Gisch	Property Manager	Phone Number 633-7151

Respectfully submitted:

Kay Jennings