

# MINUTES OF MARCH 19, 2018, BOARD MEETING

## MEADOWPOINT TOWNHOUSE ASSOCIATION

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

Present: Boeckman, Freise, Milburn, Jennings and PM Mark Gisch

Absent: Hanson

In the audience: Diane Touch, John Kates and Tyler from our PM crew.

### **Minutes:**

February 19, 2018 Board Minutes were presented for approval, after being sent via E-Mail.

Motion to amend the February 19<sup>th</sup> Minutes as follows: change the Spring Fling's date from April 26<sup>th</sup> to April 19<sup>th</sup>, 2018, Motion by Milburn and Seconded by Freise. All Ayes.

Motion Carried.

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

February 19, 2018 Financial Reports, having been sent via E-Mail, were presented for approval. Board Treasurer Freise commented that the budget spent was at 16.7%. We had earned \$144.52 in our PCSB bank account in Clarinda and although some budget line items were in the upper range of percentile, our budget overall was still in the black. Motion by Jennings, and Seconded by Milburn to accept the Financial Reports as presented. All Ayes. Motion Carried.

*Financial Reports now become part of the Minutes.*

### **Ground/Maintenance Report:**

- Upcoming concrete projects were discussed. City code says that 2" or more deviation between two slabs of concrete becomes a safety hazard for tripping, and must be corrected. MPTH will use this as a reference to ascertain if we have any potential hazards. Will use Terry's Quality Concrete for our projects.
- Garage foundation leaks: a few homeowners have experienced water/moisture in their garages. PM Gisch will inspect each unit separately to see what fix is best for each particular problem area. Cinder block are a very porous material and tend to seep water into the garage. There are some courtyards that now do not have any grass, and the water that runs off tends to angle in the direction of the garage foundation. The hard surface of the courtyards does not allow for absorption into the ground. To correct the run off problem, water needs to be channeled away from the garage foundation. Some concrete structures have sunk/or buckled and this in turn has caused problems in other areas. PM Gisch will review the problem and make the necessary recommendations.
- Basement wall cracks. According to our By-Laws and Covenants the Association is responsible for the repair of these cracks as they are part of the foundation. PM Gisch will inspect the cracks and decide how best to correct.

Motion by Jennings and Seconded by Freise to retain Ultimate Lawn Care for our lawn care, which will include mowing, trimming, weed control, fertilizer and spraying. They also do our snow removal. All Ayes. Motion Carried.

## **Ground/Maintenance Report Cont'd:**

- Will repair patches of dead sod with seeding. The ground will be tilled and grass seed sown. There are some problematic areas that will have to be determined what the best solution is. Will decided later on whether or not to aerate the property.
- Condensation stains have been brought to the attention of our PM. He has found that some of the problems were caused by not having any soffit vents, or not having enough of them. He also will also check to see that the dryer vents and bathroom vents are vented correctly as most of them go through the attic. He noticed that there are some units they have no attic ventilation. Another cause for condensation could be that the humidity is too high in the house, which could be corrected by the homeowner.
- PM will contact Hedberg Roofing and along with himself, any Board member and someone from our Arch./Grounds committee will do a walk through. The Board will consider whatever suggestions are from the roofing company.
- Ridge vents were not done at the time of the Association's new roofing project. Will consider?
- Homeowner on Maple Circle has a raccoon in her attic. *(There have been 3 Raccoons so far this year)* Critter Control will be called to trap the animal and the damage will be repaired. It is thought, that the Association's numerous bird and squirrel feeders are attracting the wildlife. Plus some homeowners are still feeding the wildlife at their residences. As an Association we may have to ban all feeders, whether it be bird or squirrel, with a few exceptions, and not allow any feeding of wildlife. More discussion at the next Board Meeting.
- Also to be discussed at the next Board Meeting is how to enforce our Rules and Regulations and what penalties would be incurred if a homeowner does not conform.

## **New Business:**

The Social Committee conveyed to the Board that the date of our Spring Fling has changed. The original date was April 26<sup>th</sup> at HyVee on Milles Civic Parkway, and it has now been changed to April 19<sup>th</sup> at the same location. The cost will be \$25.00 per person and will included appetizers and your choice of entrée. There will be a Cash Bar. A Blast E-mail will alert the homeowners of this change and the details, including how to RSVP and where to drop off money.

There being no further business, the next Regular Board Meeting will be April 16, 2018, 4:30 pm Location to be determined.

Motion to Adjourn @ 5:45pm by Freise 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**