

MINUTES OF JULY 16, 2018, BOARD MEETING

MEADOWPOINT TOWNHOUSE ASSOCIATION

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

Present: Boeckman, Freise, Hanson, and Milburn.

Absent: Jennings and PM Gisch.

In the audience: Mitch Damm, John Kates, Ed McCollom, Chuck Spong (4:45pm)

Minutes:

June 11, 2018 Board Minutes were presented for approval, after being sent via E-Mail. Board Member Hanson made a motion to accept the June Minutes as presented. Second by Freise. All Ayes. Motion Carried.

Treasurer's Report:

June 30, 2018 Financial Reports, having been sent via E-Mail and corrections, were presented for approval. Treasurer Freise reported that we earned \$190.22 interest from our M/M Account. We are on track with our budget at 50%. Motion by Hanson to accept the Financial Reports as presented. Seconded by Boeckman. All Ayes. Motion Carried.

Financial Reports now become part of the Minutes.

Ground/Maintenance Report:

- Everything is on track according to plans.
- Will arrange for bushes to be trimmed along bike path.
- Extreme Tree will take down the rest of the trees. Motion by Hanson to hold off on any additional tree removal until September. Seconded by Freise. All Ayes. Motion Carried.
- Board members continue to send out blast emails to individual homeowners regarding clarification of property responsibilities as well as compliance with rules/regulations.
- Terry's concrete will come in August.
- Water in basements. Causes and effects.
 - The board will ask PM Gisch to inspect the drain tiles behind 3-plex on Elm Circle.
 - Eave troughs and downspouts need to be inspected for potential plugging.

Old Business:

- Communication ideas: create a monthly "checklist" to remind homeowners of basic home maintenance, e.g., clean dryer vents, check smoke alarms, check carbon monoxide detector, etc.
- Raccoon eradication: Positive response to raccoon letter. Homeowners are taking requested action. Two homeowners have requested to remove the deck and install concrete patios.
- Soffit vent inspection/repair. Grounds committee will walk around to review soffits for possible repair.

New Business:

Guest Mitch Damm

- Topic 1: Weeds behind 2036. The board will review with PM Gisch.
Topic 2: Attic insulation. Damm presented a quote that includes soffit shoots (baffles). Are there plans for the association to replace soffits? If so, when? Damm would like to install attic insulation and would rather not pay for soffit replacement. However, MidAmerican Energy rebates end October 1, 2018. Also, will the board consider allowing Damm to install 2 additional vents so as to improve air flow? The board will discuss and respond within 30 days.
- Topic 3: Dryer vents. Would the board consider cleaning dryer vents? The board will discuss and respond within 30 days.

Guest Ed McCollom

- Topic: Dryer vents. McCollom recently had his dryer vent cleaned out and would like to encourage all homeowners to clean dryer vents in order to prevent fire.

Guest Chuck Spong

- Topic 1: Ceiling stains. Spong wishes to address the ceiling stains and when/how this situation will be fixed. The board will discuss and respond by July 27.
- Topic 2: Front Lawn. Spong has considerable dead spots in yard. The board will review yard then speak with PM Gisch.
- Topic 3: Garage Door. Spong explained the cinder blocks are deteriorating beneath the back garage door entrance. The board will discuss and respond by July 27.

Insurance company's risk control specialist walk-around review. Report will be sent in a month that outlines potential risks.

There being no further business, the next Regular Board Meeting will be August 20, 2018, 4:30 pm @ 2032 Elm Circle.

Motion to Adjourn @ 6:10 pm by Boeckman and Seconded by Freise. 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:

Kristine Milburn for Kay Jennings