**MINUTES OF JUNE 11, 2018, BOARD MEETING**

**MEADOWPOINT TOWNHOUSE ASSOCIATION**

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

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

Absent: Milburn

In the audience: John Kates

**Minutes:**

May 21, 2018 Board Minutes were presented for approval, after being sent via E-Mail. Board Member Hanson made a motion to accept the May Minutes as presented. Second by Freise.

All Ayes. Motion Carried.

**Treasurer’s Report:**

May 21, 2018 Financial Reports, having been sent via E-Mail, were presented for approval. Treasurer Freise reported that we earned $183.37 interest from our M/M Account. We are on track with our budget at 41.7%. Motion by Hanson to accept the Financial Reports as presented. Seconded by Jennings. All Ayes. Motion Carried.

*Financial Reports now become part of the Minutes.*

**Ground/Maintenance Report:**

* Have taken down 2 trees. There are 4 Ash Trees left to remove and upon examination there will be 2 more Ash Trees removed along the Bike Trail.
* Chips from the grinding of above trees, will be spread around the bushes along the trail. At this time, some of those bushes will be trimmed

Terry Quality Concrete submitted a bid for the MPTH Concrete Projects proposed by our PM.

The Bid came in at $7800.00. Because the Concrete Company is so busy, our concrete projects will not start until sometime in August, 2018. This will included some driveways, plus a small strip alongside a retaining wall which is causing some problems.

* Downspouts on some homeowners units are not property placed, which is causing some erosion. PM will check those out and correct.
* One foundation on a sunroom has cracked, and needs to be repaired
* Condensation problem is being addressed, waiting some input from Hedburg Roofing
* PM Gisch reported more raccoon damage and the need to eliminate birdfeeders. There are some homeowners’ units design that facilitate the raccoon to claw off the soffit vent, make the hole bigger and access the homeowners attic. This is most disturbing because they are nocturnal animals. After more discussion about how to eliminate the problem, President Boeckman will formulate a letter to all homeowners asking them to keep the feeders empty for the summer and early fall.
* PM and any Board member who can, will walk around and inspect and mark any soffit vent they deem needs repair.

**Old Business:**

 Board Member Hanson brought to the attention of our PM, that we still have a problem with the garbage cans being left outside at one location on Maple Circle. There are chairs and a rusty glider left visible for all to see. Some junk was left in the yard, and our Lawn Care people could not mow the area. This has been an on-going problem and if the homeowner does not respond, she will be charged for the expense of cleaning this up. Board Member Hanson is going to visit her and see if this on-going problem can be corrected.

**Raccoon eradication:** Discussion about our over-population of raccoons was heard. There are several theories of why we have them, how to get rid of them, and the cost. The cost will affect the homeowner and the Association.

 It was agreed that the Board will construct a letter to the homeowners asking them to voluntarily empty all birdfeeders, EXCEPT for humming birds, and finch feeders. With the regular birdfeeders the raccoons come along at night and feast on the seeds that have fallen from the feeders. There is one homeowner who out right feeds wildlife (raccoons) in large saucer-shaped containers. This only attracts more raccoons and they have caused damage to the soffit vents, large holes in the siding/fascia and nesting in the attic of several MPTH units. Calling wildlife control company is costly, and recently it has been almost daily. At first, the company set live traps, and removed the offending animal and turned it loose somewhere else. Now, because the problem has become so serious, they are setting traps that kills the animals. Still, our problem is huge! It costs the association between $500 and $1000 to remove each animal and repair the damage it has caused. Wildlife specialists and critter control people differ in their opinions as to why we have such a large population. It is true; we have a creek at the back of the property, and raccoons are opportunists, and will congregate where there is water and a ready easy-to-obtain supply of food. We hope homeowners will comply for the good of the association and reduce the birdfeeders, until we have this critter problem under control. Also discussed briefly: replacing some soffit vents, maybe using longer screws to secure them to the fascia board, or perhaps, purchase a different design. Nothing will be raccoon proof. Hopefully by the time cold weather hits we will have this problem under control.

**Web Site:** Discussion followed along the theme of who is going to be responsible for up-dating and making sure what is out there is correct and secure. President Boeckman will contact Carol Cowling and see if she is interested in continuing the website updates. If she chooses not to do this anymore, Board Member Milburn has expressed an interest. Carol has knowledge of our Domain Name and the contract thereof. The contract runs for 3 years and the cost was $299.95.

**New Business:**

The Audit Committee, consisting of Carol Cowling, John Kates and Dee Shell, met on May 16th and May 17th for the purpose of reviewing the 2017 financial records of the Meadowpoint Townhome Association. The report was presented, and after the Board discussed as few concerns, and explained why some expenses were paid the way they were, the 2017 Financial Audit Report was approved. Motion by Hanson and Seconded by Jennings to accept. All Ayes, Motion Carried.

*2017 Audit report now becomes part of the Minutes.*

The Board wanted to express thanks to the Audit committee for a fine job, and to thank Steve Grodahl for his fine job of handling our finances. Job well done!

**New Business Cont’d:**

There will be a Flamingo Party on June 29th. The party will take place on the driveways of 1902 Elm Circle and 1910 Elm Circle. The Hosts Are Hanson, Olson and Baker. More details later.

**Consideration regarding dogs:** There has been a written request from a “prospective buyer” to consider grandfathering in their Golden Retriever (Ben) which, weighs more than our 30# limit as stated in our Bylaw, Covenants and Declarations. The Board has approved such requests in the past. The current dog is attractive, friendly, calm and very intelligent. The dog has had all his shots, groomed every 10-12 weeks, no excessive barking and has adjusted to the owners work schedule. The Board in the past, after being presented with all the facts, has waived the weight restriction for a larger dog. The Board will continue to evaluate any request on a case by case basis.

Motion by Hanson and Seconded by Boeckman to allow the Golden Retriever Ben into our Association. All Ayes. Motion Carried. *(Written request now becomes part of the Minutes)*

There being no further business, the next Regular Board Meeting will be July 16, 2018, 4:30 pm @ 2032 Elm Circle.

Motion to Adjourn @ 5:45 pm by Boeckman and Seconded by Hanson. 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**