

MINUTES OF OCTOBER 15, 2018, BOARD MEETING

MEADOWPOINT TOWNHOUSE ASSOCIATION

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

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

Minutes:

September 17, 2018 Regular Minutes were presented for approval, after being sent via E-Mail. Motion by Hanson to accept the September Minutes as presented. Seconded by Freise. All Ayes. Motion Carried.

Treasurer's Report:

September 30, 2018 Financial Reports, having been sent via E-Mail were presented for approval. Treasurer Freise reported that there were several bills to come in yet from current projects. He noted that two stop valves were repaired while working on our concrete projects. We have spent 75% of our yearly budget. Interest earned in our bank account was \$229.81 and \$483.05 in our M/M account. A few of our line item dollar amount will be over, but overall our budget is in the black.

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

Financial Reports now become part of the Minutes.

Ground/Maintenance Report:

PM thank the board for all the help in listing the various concrete repairs/replacements. He thought the report was very detailed, thorough and done in a timely manner.

- Drain tile and downspout have been repaired
- Re-seeded areas where lawn mower damaged occurred. Overall seeding will take place in the spring.
- Have mulched, fertilized and spiked some trees
- Strip mall behind our property installed new LED lights, they were too bright. The strip mall owner has now installed shades which has solved the problem.
- Several complaints about our lawn mowing. They are using big mowers in areas where they need to use push mower. PM will advise Lawn Care Company of these complaints, and if not corrected, will take bids on another company.
- Some minor concrete issues will be addressed. They will use bagged cement to repair, then seal and caulk where needed.
- PM's crew will clean windows that were dirtied while cutting concrete. They had just been professional cleaned.

Ground /Maintenance Report cont'd:

- Some lawns were treated for a fungus disease. Will do a preventative treatment next year.
- Soffit vents: discussion followed about the condition of our soffit vents. It was decided that all of them throughout the property will be replaced. It will take some time to change them out, the problematic ones will be replaced first. They will not be painted but, will retain the original white factory finish.
- Re-hung some sagging gutters, adjusted the slope of the gutter under the drip edge, and adjusted the down spouts.

The Board made a motion to authorize our PM to exceed the dollar amount in the Building Maintenance budget line. There are projects that need to be completed before winter. They will not affect the end of the year budgeted dollar. Motion by Hanson and Seconded by Freise. All Ayes. Motion Carried.

- Problem property, neighbors are complaining, if not cleaned up a fine will be forthcoming.
- Replacement tree on Elm Circle will be planted once the cables are located.
- Removal of Ash trees, (8 in total), will be done this winter a Nov to Feb Schedule. Not every tree that is removed will have a replacement tree.
- Sewer Line problem on Elm Circle. There is a low spot, and without enough water flowing through the pipe, it gets clogged. Preventative maintenance will be set in place to keep the line open.
- Elm Circle ventilation/ceiling issue is being worked on. Solution should occur shortly.
- Latest insurance claim is being investigated.

Old Business:

These issues were taken care of in our Grounds/Maintenance Report.

New Business:

The Board will be sending out several Blast E-Mails.

1. Dryer vent cleaning, sign-up sheet
2. Nomination notice for Board seats
3. Reminder do NOT fill your birdfeeder for the winter

Once again, if you have a neighbor who does not have access to a computer, please let them know of these announcements.

The 2019 Proposed Meadowpoint Budget was discussed. After discussing the different categories, Motion by Hanson to accept the 2019 Proposed Budget as presented. Seconded by Milburn. All Ayes. Motion Carried.

Meadowpoint Townhome Association Annual Meeting will be held on December 11th, 2018 at the West Des Moines Library starting @ 7:00 pm. Election packets will be going out shortly.

There being no further business, the next Regular Board Meeting will be November 19, 4:30 pm @ 2032 Elm Circle.

Motion to Adjourn @ 6:06 pm by Milburn 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

Respectfully submitted:

Kay Jennings