

**MINUTES OF DECEMBER 7, 2017 ANNUAL MEETING OF MEADOWPOINT
TOWNHOME ASSOCIATION**

Meeting was called to order at 7:05 pm at the West Des Moines Resource Learning Center.

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

Absent: Lynch

There were 22 Homeowners in attendance.

Secretary Jennings appointed Lee Williams to count and record the Election Ballots; she then was excused from the audience and proceeded to open, count and record the Ballots.

The Board introduced themselves, and then went around the room and had everyone state their name and address. As our President Dave Lynch was absent, Board Member Steve Boeckman was acting as President Pro-Tem.

Minutes:

November 20, 2017 Minutes were approved as presented. After review and with no corrections or additions, Motion by Hanson and Seconded by Freise to accept the November Minutes as presented. All Ayes, Motion Carried.

Motion to accept the December 8th, 2016 Annual Meeting Minutes by Hanson, Seconded by Hoier. All Ayes. Motion Carried.

Treasurer's Report:

Board Treasurer Kent Freise stated that we are at 91.7% of the budget spent. He told the audience that he is looking into a Money Market Account to put some of our Capital Reserve money. We are approaching the FDIC limit, and will have to move the money to insure its' safety. He has looked at Greater Iowa Credit Union and the Veridian Credit Union. He will make a choice before the end of December to move our money. As it stands now, he is thinking of moving \$30,000 to \$40,000. This amount is an approximate and could be more. Motion to accept the November Financial Report as presented by Jennings and Seconded by Hanson. All Ayes, Motion Carried.

2018 Budget:

MPTH Treasurer Freise explained to the audience about our 2018 MPTH Budget. The audience followed along, having been sent a copy of the 2018 Budget. Both our CPA and our PM got raises, he went on to show how he and Board Member Hanson arrived at the figures for the projected year. He asked if there were any questions, and M. Cowling from the audience asked if we had planned in our Budget about painting and caulking the Association buildings. He told the Board that the paint and caulking were about 10 years old. There was some caulking that needed to be repaired, and was the Board aware of this. Board Member Hanson spoke up and told the audience that the Board had been discussing the re-painting and caulking at several Board meeting, we were aware of this future project, and are planning on being able to pay for it from our yearly budget. Board Member Hanson thanked him for his question, and being there were no other questions, the Board moved to the next Agenda item.

Financial Reports now become part of the minutes.

Ground/Maintenance Report:

- ❖ PM reported that we have about 27 Ash Trees left. Since the Emerald Ash Borer is still active, he thinks that within the next 24 months we will have cut down all of our Ash Trees. Bill Farris and our PM will walk the property along with Xtreme Tree Service this spring and check on the trees' conditions.
- ❖ Last springs' grass seeding, and sod replacement was not good. Come spring he is going to re-seed and see if we can't get the grounds looking great. He is going to check with Ultimate Lawn Care to see if they aerated the grounds before winter.
- ❖ Snow removal will be the same as last year, except the snow contractor will not pile the snow at the end of anyone's driveway. The Bob Cat that is used to remove snow from the driveways, will be parked somewhere on our Property. It is a cost saving measure. PM Gischs' crew will do the shoveling around the Association.
- ❖ The topic of our Privacy Fence between our property and the Strip mall was discussed. It was explained that since the fence is on our property, and because of the time span of when the fence was built and the codes the WDM City has now, it is to our best interest to take responsibility for the fence. By having control of the fence, we can decide on the style, construction material, and have a say as to what we want to see. The current code states "barrier" between a Commercial Property and Private Property. By not having control over the fence, we might be faced with some construction we don't like. We have to consider our Liability Insurance risks as well. The storm damage section has been repaired, and at a future Board meeting, the Board will decide what is to be done. We want an attractive fence to enhance our property and we want a pleasing look for the Homeowner's that face the fence on Maple Circle. At present the fence could cost \$25,000 to \$30,000. Replacement/and future repairs would be a few years down the road. Homeowner's on Maple Circle side asked if evergreen trees could be planted there. PM Gisch stated that the ground has been poisoned because of the other mature evergreen and Walnut trees already there. Newly planted evergreen trees would no doubt die in a year or two.
- ❖ Concrete: PM Gisch told the audience that in the spring, he would be going around and checking on concrete projects. He has noticed some areas in need of repair.
- ❖ Homeowner asked if our PM was aware of a large dead branch hanging in one of our Ash Trees in the Median. This will be taken care of.

President Pro-Tem Boeckman told the audience that Dave Lynch decided several months ago, that because of health issues, he would not run again. He wanted to thank everyone, and he enjoyed serving on the Board for the benefit of the Homeowners.

New Business/Election Results:

Elections results were returned to the Board and the announcement was made that all three candidates running for the 3 vacancies on the Board had been elected. Congratulations to Christine Milburn, (new), to Larry Hanson and Kay Jennings for being re-elected. President Pro-Tem Boeckman thanked the Ballot counting person for a job well done. Newly elected Board Members' term will run through 12-31-19. (*bylaws Section 4, subsection 2)(2 year term)*

New Business/Election Results Cont'd:

Present Pro-Tem Boeckman announced that the Association had several Committees'. There is a sign-up sheet for anyone who would like to serve on our Committee's. They are Grounds/Architectural Committee, Audit Committee and the Social Committee. Later in the fall there will be a Nominating Committee for recruiting new people to serve on the Board.

For information only 25 Ballots were returned from our Homeowners of Meadowpoint Townhome that were eligible to vote.

Election documents now become part of the minutes. Also included is the packet of material sent out 10 days prior to the Annual Meeting date.

Questions and Comments:

- A Homeowner from Maple Circle expressed a troubling concern about two properties in our Association. It was stated that they are a hazard. The first property attracts critters all around, mostly due to the feeding of the wildlife, which has caused damage to the townhome itself, and has caused concern for the other property in the area. The other property is considered a health hazard, there is hoarding going on, and if there was ever an emergency (fire or medical) there would be no way to get in and out safely. The concerned homeowner asked if the Board could do something about this problem. In time, these two properties would affect our Property Valuation. PM Gisch said he could help with the "hoarding" problem, by keeping the common area, and the front yard clear, but, the first property mentioned, would have to discuss with the Board and maybe an attorney to solve this issue. The Board is aware of both properties, but not quite sure how to effectively correct the issue.
- Another Homeowner asked if someone should go thru all the minutes and list all the "Rules and Regulations" that have been passed by the Board, and make them available to all Homeowners, he was pretty sure, that no one knew all the "rules" and even some new Homeowners probably didn't even know anything about them. The Board will take this under advisement.
- Question was asked about our front door color. The person had heard that all doors had to be "red" for the uniformity of our Association. But back in Sept a proposed color change was presented to the Board. It was suggested that if the Homeowners wanted to change from the red color, they could choose from a list of Board Approved earth tone colors. In January of 2018 a committee will form, and present the colors that they would like to see approved by the Board. This is for the front door only. She also asked about why some decks were one design, and even the privacy fences were different. Some of these differences are due to City Code changes. Other are due to the fact that the original design/appliance are no longer available. Some attraction to our Townhome Association living is our uniformity, but we don't want to be too strict with our rules. More information on the front door color at the next Board Meeting
- Birdfeeders also attract critters. In our Association each homeowner is only allowed 2 feeders.
- Satellite dishes were mentioned. The placement of these dishes is important to our structural integrity. All potential satellite dishes must be approved by the Board. MPTH has specific areas where they can and cannot be placed.

Questions and Comments Cont'd:

- Garage light fixtures were brought up, Homeowner asked if they could be replaced their broken and missing parts light fixture. They wanted to know what color and what style was specified as approved by the Board.
- John Kates in the audience told the homeowner that he had replacement parts, salvaged from the siding project, and they could help themselves to any parts he had. We know we cannot have all things uniform, but we do want to keep them the same as best we can.

There being no further business; Motion to Adjourn by Hanson and Seconded by Hoier.

Meeting adjourned at 8:00 pm.

The next regular Board meeting will be held on January 22, 2018 @ 4:30 at 2032 Elm Circle.

Future Board meeting dates and times will be discussed at this time.

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 effective 1-1-2018
Property Manager Phone number 633-7151

Respectfully submitted

Kay Jennings