

MINUTES OF NOVEMBER 19, 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:

October 15, 2018 Regular Minutes were presented for approval, after being sent via E-Mail.

Motion to accept the October Minutes as presented by Hanson, Seconded by Freise. All Ayes. Motion Carried.

Treasurer's Report:

October 15, 2018 Financial Reports, having been sent via E-Mail were presented for approval. Treasurer Freise reported that we had earned \$286.39 interest in our M/M account. And the CD interest, which is reported and deposited every quarter, will be in January of 2019. We have spent 83.3% for the 10 months, and 86.3% over all. There is not a lot of expenses left to pay.

Motion by Jennings to accept the October Financial Reports, and Seconded by Hanson.

All Ayes. Motion Carried.

Financial Reports now become part of the Minutes.

Ground/Maintenance Report:

- ✓ There was a malfunction of one of two sump pumps. Homeowner asked if this was the Association expense. After further discussion, and referencing a similar situation earlier, it was decided that this was the interior of the home and consequently the Homeowners expense.
- ✓ A homeowner expressed s/he was missed on the Dryer Vent Cleaning Service. It was noted, that interest was expressed but no payment followed. They were not on the list to have their Dryer Vent Cleaned.
- ✓ Soffit Vents are being checked. Some will need to be replaced, others only need to be fastened more securely. If all are replaced, the cost would be around \$20.00/each. Work in progress.
- ✓ Homeowner on Maple Circle will have to have a sewer clean out. There is a problem with it backing up in the basement. Estimated cost will be between \$2000. And \$4000. PM Gisch will contact the appropriate sewer company and schedule the work to be done.
- ✓ Condensation and Ventilation problems on Elm Circle. We are waiting on Hedberg Roofing to be available to do the work. They will install a ridge vent, soffits, and will remove a half-wall in the attic to provide for more circulation.

Ground/Maintenance Report Cont'd

The Board will communicate with homeowner that we are working on the problem and should be resolved shortly.

- ✓ To qualify for a 10% winter discount, the remaining Ash Trees, will be taken down during the winter. We will try to give the homeowners' effected a days' notice. The tree removal will not take place on Tuesday, which is trash pick-up day.
- ✓ Did several small concrete projects, such as missing corners, slightly sunken sidewalk slabs, some tilting square.
- ✓ One concrete project that was missed in our larger project will be taken care of as soon as possible. It is a tripping hazard.
- ✓ Leaf removal and gutter cleaning will be done approximately the first week of December.
- ✓ Still having a problem on Maple Circle, about a property that is an eye-sore. It was voted on by the Board that a \$10.00/per day would be imposed. They have asked for an extension, but this will be the last extension. Going forward, the penalty will be imposed.
- ✓ Lawns Plus has been hired to remove our snow. Property Care Service, owner Mark Gisch has been hired to do the hand shoveling the sidewalks in our courtyards. Motion by Hanson and Seconded by Jennings. All Aye. Motion Carried.

Old Business:

President Boeckman presented an invoice from Supreme Dryer Vent Cleaning for \$850.00. There were 34 homeowners who paid for this service. Because they were so accommodating there will be a \$100.00 tip added to the invoice. Motion by Boeckman and Seconded by Hanson to approve this bill with the added dollar amount. All Ayes. Motion Carried.

New Business:

On Tuesday November 27th, 2018 the Board, or those who can, will meet to assemble the Election Packets. They will be mailed out to all homeowners.

A Blast E-mail will be sent, to remind our homeowners about having their driveways cleared of vehicles for a proper snow removal. And, not to park in front of the common area, where the snow has to be piled.

A Blast-E-mail was also send to remind homeowners of our Annual Meeting in December.

It was mentioned, that because of rising costs from some of our services and our Association Insurance, we may have to increase our Association Dues. There was no action taken, but this is something we should be thinking about.

New Business Cont'd

It was decided that after the MPTH Annual Meeting, the Board would hold a short December Board meeting. We will approve the November Minutes and the November Financial Reports at that time.

Meadowpoint Townhome Association Annual Meeting will be held on December 11th, 2018 at the Learning Resource Room starting @ 7:00 p.m. Election packets will be going out shortly. The Learning Resource Room is right next to the West Des Moines Library.

There being no further business, Motion by Hanson and Seconded by Boeckman to adjourn. All Ayes. Motion Carried. Adjourned at 5:40pm

Our next regular December Board meeting will be held immediately following our MPTH Annual Meeting on December 11, 2018.

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