

MINUTES OF DECEMBER 11, 2018, BOARD MEETING

MEADOWPOINT TOWNHOUSE ASSOCIATION

Our Regular December Meeting was called to order immediately following our Annual Meeting. Time was 8:10pm.

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

Minutes:

November 19, 2018 Regular Minutes were presented for approval, after being sent via E-Mail. One error was noted and will be corrected. Motion to accept the November Minutes, with the correction, by Milburn, Seconded by Hanson. All Ayes. Motion Carried.

Treasurer's Report:

Board Treasurer Freise reported that we had spent 91.7% of our budget. We had a few increases, such as Cable/Elec rate increase, Insurance Premium, but our bank fees were lower as was our taxes. Our Reserve balance was good. Motion to accept the November Financial Reports, by Jennings and Seconded by Hanson. All Ayes. Motion Carried.

Financial Reports now become part of the Minutes.

Ground/Maintenance Report:

- Sewer Line Problem on Maple Circle side was estimated to cost around \$4,700. After it was dug up, the section believed to be the problem area was longer than estimated. The revised cost was closer to \$6,800. The old galvanized steel sewer pipe had, over the years sunk, causing a low spot in the tile line, which in turn caused a backup. All work was done on the outside of the house/yard using PVC pipe. There was no inside work required. The homeowner's bushes had to be removed and there is a pile of dirt in the yard. It will be left until spring, giving it time to settle.
- A homeowner on Elm Circle has a ventilation/condensation problem that will be addressed next week. Hedberg Roofing Company will install a Turbine Vent. The non-working power vent will be removed. The residence will receive new soffits vents w/baffles in appropriate places. He will also be made aware of noise that might come from the Turbine Vent. Also discussed were ridge vents, perhaps the ridge vents will be used on the upper roof, and the Turbine Vent on the lower portion. Hedberg and PM will decide on this.
- Soffit vents were discussed for the whole property. PM will check and see what could be done most effectively. Some old soffit vents will be taken down, and new white one be installed. They come from the factory as white, and require no maintenance.

Ground/Maintenance Report Cont'd:

- PM said before at our Annual Meeting, that Hedberg Roofing had some inside information on the Class Action Law Suit, and he would share this information about the shingles with Board Member Hanson. We need to ascertain whether we have the correct shingle in order to be added to the Class Action suit.
- Some roof boots are leading, will check and replace as needed

New Business:

A homeowner addressed the Board with a dryer vent concern. Her dryer vents exhaust into the attic. It appears her unit was designed to have dryers vented through the roof. After the dryer vent was cleaned she now feels that the insulation in her attic is getting too much moisture, thus making the insulation ineffective. She was told by a Mid-American Energy Auditor that she needed more insulation in her attic. She has a quote for more insulation, but it has to be done before the end of the year, to take advantage of Mid-American's Rebate. This rebate is not offered in 2019. She would like to vent her dryer to the outside. If this were done, who is responsible for this expense, the homeowners or the association?

The Board told her that there are quite a few homeowners who have dryers venting into the attic. As far as the Board knows, they are having no problems. The Board asked her, if the previous owner mentioned any problems with the dryer vent to the attic? She was also asked, when she bought the property and had it inspected, did the building inspector note any deficiencies? PM Gisch asked if Eric Hedberg of Hedberg Roofing could come and look at her attic. He could then relate to the Board and our PM what the situation is. Homeowner OK'd the inspection. The professional roofer would be able to tell the homeowner and PM Gisch if there is a problem, how to correct, who to recommend, or if there is no problem leaving the dryer vent as is. More information as it becomes available.

A homeowner addressed the Board. She is working on a schedule January and February of 2019 of getting her unsightly property taken care of ASAP. She said she was downsizing, but it was taking longer than she thought partially because she has been sick. She was aware that the neighbors didn't like to see the untidy area, but she was working on it. She asked for an extension, to get this all cleaned up. She wondered if the Board could recommend some handyman, or odd-job person who could take directions, and move some stuff for her. The Board asked if there was anything we could do to help her. She declined stating that she would have to look at the items, then decide where to move them. When all the clean-up is done, she wants to re-do her courtyard, and new carpet in the house. She has also noticed more mice in her garage and knew that her neighbor was still feeding the critters.

No action taken.

There being no further business, Motion by Jennings and Seconded by Hanson to adjourn.
All Ayes. Motion Carried. Adjourned at 9:00pm

Our next regular board meeting is January 21, 2019 @ 2032 Elm Circle starting at 4:30p.m.

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