

MINUTES OF MARCH 18, 2019, BOARD MEETING

MEADOWPOINT TOWNHOUSE ASSOCIATION

Meeting was called to order at 4:30pm at 1911 Elm Circle.

Present: Boeckman, Freise, Hanson.

Absent: Jennings, Milburn, and PM Gisch

Minutes:

February 18, 2019, regular minutes were presented for approval, after being sent via e-mail.

Motion to accept as presented by Hanson, seconded by Freise. All ayes. Motion carried

Treasurer's Report:

February 18, 2019, financial reports, having been sent via e-mail were presented for approval.

Motion to accept financial reports by Hanson, seconded by Boeckman.

All ayes. Motion carried.

Treasurer Freise reported that the certificate of deposit expires in April. He will check on rates for another 15-18 months. Motion by Hanson to authorize Freise to renew the CD for 15-18 months. Seconded by Boeckman. All ayes. Motion carried.

Financial Reports now become part of the Minutes

Ground/Maintenance Report:

- Several units had to have the downspouts disconnected from the underground drain tiles because the water was spilling out of the connections to the underground tiles due to the tiles being frozen. The property manager and his crew will reconnect the downspouts to the underground tiles as soon as the weather warms up and the tiles defrost.
- Water pooling behind units on the north side of Elm where it runs down the hill onto our property is still a problem. Freise suggested we might want to consider a rain garden. Plants in a rain garden have deep roots and would allow the water to soak deep into the soil, reducing runoff. Freise will talk with Polk County Conservation about the feasibility of a rain garden and report back to the board.
- Water from the roof of a property on Maple Circle is causing the new concrete to disintegrate. Terry's Concrete will fix the problem as soon as weather permits.
- Property Manager Gisch would like as many board members as possible to accompany him on a thorough inspection of the property once the weather warms up. The inspection would look for problems such as gutters misaligned, areas that need to be spot painted, etc.
- Property Manager Gisch also requested that board members and others help with selecting the locations for new trees to be planted. Freise requested that retired State Forester Bill Ferris be involved in selecting the tree varieties.
- Hedberg Roofing, or another organization is going to inspect all vent pipes on roofs. If there are deficiencies, they will be repaired/replaced. A couple of thousand dollars spent now will save us in the future.

- Motion by Hanson and seconded by Freise to approve Ultimate Lawn Care to take care of our lawns again this year. Ultimate will fertilize, apply weed killer, mow and trim all areas of the property.

New Business:

- Eight properties in our association are listed as being in the flood plain on FEMA's 2019 flood plain map, which was released February 1, 2019. The association will contact the Shive Hattery engineering firm to do the measuring and to fill out the necessary paperwork for a FEMA Letter of Map Amendment (LOMA) exempting these properties. Those efforts will commence as soon as possible. Shive Hattery prepared LOMAs for five MPTH properties -- one in 2006 and four in 2009 that were accepted by FEMA and were revalidated in 2019. It is expected that the eight new properties listed in the flood plain will also receive LOMAs.
- There have been an unusual number of cases of water in detached garages this spring. The high number of cases and the larger water volumes most likely are related to the rapid snow melt and the rain that we have experienced late winter/early spring. Freise suggested that the board talk to Property Manager Gisch and some professionals to see if there is a plausible solution.

There being no further business, a motion was made by Hanson, seconded by Freise to adjourn. All ayes. Motion carried. Adjourned at 5:35pm.

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	
	Property Manager	Phone Number 633-7151

Respectfully submitted

Steve Boeckman