

MINUTES OF APRIL 15, 2019, BOARD MEETING

MEADOWPOINT TOWNHOUSE ASSOCIATION

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

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

In the audience: John Cavanaugh, Ladell Gossen and Mike Nehring

Pres. Boeckman, gave the floor to John Cavanaugh, he wanted to know if the Board could notify all homeowners when there has been a death in the Association. He commented that the Blast e-mails were good, and very informative, but wanted to know about the death notice. It was explained to him, that it was up to the family to do this, they may choose not to announce a death. But only the family can make that decision. The Board noted his concern and will discuss the issue further at a later date. For now, the Board will not send out any notice. He thanked the Board and left.

Minutes:

March 18, 2019 Regular Minutes were presented for approval, after being send via E-Mail. Motion to accept as presented by Jennings, Seconded by Hanson. All Ayes. Motion Carried.

Treasurer's Report:

March 18, 2019 Financial Reports, having been sent via E-Mail were presented for approval. Board Treasurer Freise reported to the Board that the existing \$100,000 CD had matured at a value of \$102,364.72. He has added \$50,000 from the money market and purchased a \$152,364.72 18 month CD with an interest rate of 3.05%. He mentioned that in our line item budget, we were over in some categories, but over-all the budget was on track. The new homeowners in our Association have been signed up for ACH. Motion to accept Financial Reports by Jennings, Seconded by Hanson. All Ayes. Motion Carried.

Financial Reports now become part of the Minutes

Ground/Maintenance Report:

- Phase II of our Concrete Project will start on Tuesday, 4-16, 2019. A blast-e-mail was sent out notifying the homeowners, if they see white markings on their driveways, sidewalks or courtyards, they are slated for concrete repair. Those homeowners who are having sections of the driveway replaced, were asked to take their cars out of the garage by 7:00am Tuesday, April 16. Homeowners cannot drive on new driveway cement for 5 days. Board member Freise added two properties to the original plan. They were a safety issue, and needed to be done
- Because of the design of the building, the soil pipe is near an outside wall. In the past, this has resulted in frozen pipes. In order to prevent such problems from occurring, it will be re-arranged and insulated. This property also experienced a frozen drain pipe connected to the sump pump. PM Gisch will take a look and recommend a fix.

Ground/Maintenance Report Cont'd:

- Mediacom was called to the house, and while he was doing his job, he noticed that an elbow from Mid-American electric box leading into the house, was broken. Mid-American was called and after looking at the broken elbow, announced that it was not their problem. PM Gisch will call Mid-American and explain to them that since the meter has pulled away from the side of the house, and now sits at a slant, it has caused the elbow to break. And, because the electrical line leading to Mid-American electrical box has no slack in the line, it is this rigidity that caused the elbow to break.
- This property has water seeping through the garage foundation. PM Gisch has had this problem in our Association before, his crew will fix the problem.
- PM Gisch and any Board Member that is available the week of May 13 will do a walk around the property and spot areas that need to be fixed, cleaned up or repaired. Will check the gutters.
- Low spots around the Association will be filled with dirt and leveled. Some of these have sunk during the winter especially where construction occurred.
- Invoice from Restore 24/7 was presented and approved. PM Gisch will have our CPA pay the invoice.
- There was a hole in the roof of this property with this particular roof configuration, Hedberg & Sons has made the necessary repairs, the valley now has wider flashing, and the shingles are matched as good as they can. Hedberg & Sons, mentioned to our President Boeckman and our PM that we were losing a lot of grit/granules off of our shingles. We will do some research and see what "years of life" we have left. New roofs were put on in 2006.
- The PVC sump pump pipe is above ground, and needs to be reconnected to the underground drain tile now that the danger of freezing is over. PM Gisch will check.
- The downspout empties onto the sidewalk, which creates a freezing problem during the winter. PM Gisch will check this, and repair a small concrete section while we have Terry's Quality Concrete here on Tuesday doing other jobs.

Communications:

Blast-E Mails are informative and comments are that we should continue with the information.

New Business:

LOMA-FEMA all our information has been turned over to Shrive-Hattery to get a LOMA (Letter of Map Amendment) for the eight additional properties that were affected by the new map drawn up by FEMA. In the past we have had this firm prepare requests for waivers for our affected properties, and we expect the same this time. An engineer is looking at the map and will be doing a survey.

It was brought to the attention of the Board that the eye-sore property on Maple Circle was still a problem. After repeatedly asking the homeowner to clean up the property, the problems have not been resolved. The homeowner is either ignoring our suggestions or just not able to clean up the property. The Board President is going to prepare a letter stating that a \$10.00/per day fine will be imposed until the property is cleaned up.

This action is in accordance with our Bylaws/Covenants on accessing fines. We are proud of our Association and want to keep it looking appealing and welcoming.

There being no further business, Motion by to adjourn.by Jennings and Seconded by Hanson. All Ayes. Motion Carried. Adjourned at 5:29pm. Next regular Board meeting is set for May 20, 2019.

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

Kay Jennings